

# TOWN OF HARWICH PLANNING DEPARTMENT



**PLANNING BOARD APPLICATION  
SUBDIVISION FORM B-1**

TO THE TOWN CLERK, HARWICH, MA                      DATE 4/1/24

## PART A – APPLICANT INFORMATION/AUTHORIZATION

<b><u>Applicant Name(s)</u></b>	Susan Ladue, Regulatory Specialist
<b>Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)</b>	Eastward Companies
<b>Street/PO Box</b>	155 Crowell Road
<b>Town, ST, Zip</b>	Chatham, MA 02633
<b>Phone</b>	508-326-3684
<b>Fax</b>	N/A
<b>E-mail</b>	sladue@eastwardco.com

The applicant is one of the following: *(please check appropriate box)*

- Owner     
  Tenant\*     
  Prospective Buyer\*     
  Representative for Owner/Tenant/Buyer  
 Other\* \_\_\_\_\_                      **\*Written permission of the owner(s).**

All other forms and information as required in the Harwich Code §400 shall be submitted as part of this application including municipal lien certificate(s), available through the Tax Collector’s Office.

### Authorization

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

Susan B. Ladue, Regulatory Specialist, Eastward Companies

Applicant *Susan B. Ladue*

Owner(s) \_\_\_\_\_ - Authorization must accompany application if the owner is not the applicant.

*Official use only:*

PLANNING DEPARTMENT	TOWN CLERK
Case #	

**PART B – PROJECT LOCATION**

Street Address	276 Queen Anne Road		
Village	Pleasant Lake	Zip Code	02645
Map	69	Parcel	M1
Zoning District(s)	IL		
Frontage (linear feet)	555.04'		
Total land area (SF)	97,856 s.f.		
Upland (SF)	97,856 s.f.	Wetlands (SF)	0
Number of lots and/or parcels	Existing: 1	Proposed:	2

The owner's title to said land is derived under deed from Town of Harwich, dated 1/4/2024, and recorded in the Barnstable Registry of Deeds Book and Page 36165/303 or registered in Barnstable County Land Court Certificate of Title No. N/A.

**PART C – PROJECT DESCRIPTION**

Number of lots and/or parcels	Existing: 1	Proposed: 2
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The undersigned owners of all land described herein submitted in the accompanying plan entitled Approval Not Required Plan of Land at 276 Queen Anne Road and dated 3/25/2024, request a determination and endorsement by said Board that approval by it under the **Subdivision**

**Control Law MGL Ch. 41 Sec. 81K-GG:** (check as appropriate)

is required (complete Part C.1 Subdivision) or  is NOT required (complete Part C.2 ANR)

**PART C.1 – Planning Board Approval is Required - Subdivision**

- The accompanying plan is a (check one):
  - Preliminary plan
  - Definitive without a preliminary plan
  - Definitive following a Preliminary plan filed on \_\_\_\_\_/case # PB\_\_\_\_\_
  - Modification of a Definitive plan approved on \_\_\_\_\_/case # PB\_\_\_\_\_
  - Rescission of a Definitive plan approved on \_\_\_\_\_/case # PB\_\_\_\_\_
- The applicant is also requesting a **Special Permit** to accompany the proposed plan for the following (check all that apply):
  - USE - Does not require Site Plan Review
    - \_\_\_ Open Space Residential Development
    - \_\_\_ Flexible Cluster Development/Six Ponds Special District
    - \_\_\_ Accessory Apartment
    - \_\_\_ Two-Family Dwellings
    - \_\_\_ Other \_\_\_\_\_
  - OVERLAY DISTRICT
    - \_\_\_ Water Resource Protection
    - \_\_\_ Harwich Center
    - \_\_\_ Six Ponds
    - \_\_\_ Village Commercial (Harwich Port)

*\*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 Commission. Please inquire with the Building Department for forms and instructions.*

**PART C.2 – Planning Board Approval is Not Required - ANR**

The accompanying plan does not require approval by the Planning Board because:

- 1. The lots are created on an approved way, with proper frontage and are served by safe and adequate access as follows:
  - a. Every lot shown on the plan has frontage of at least such distance as is presently required by the Zoning Code of the Town of Harwich under Article VI: §325-15 and §325-16, Table 2 which requires 100 feet for erection of a building on such lot, **and**;
  - b. The lots shown on such plan front on one of the three types of ways specified in Chapter 41, Section 81L, MGL, **and**;
    - a public way or a way that the Harwich Town Clerk certifies is maintained and used as a public way namely Queen Anne Road, or
    - a way shown on a plan previously approved and endorsed in accordance with the subdivision control law namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
    - a private way in existence on March 25, 1949, the date when the subdivision control law became effective in the Town of Harwich, and
  - c. The public or private way named above has, in the opinion of the Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the land abutting or served thereby, and for the installation of municipal service to serve such land and the buildings existing thereon to be erected.

**PROOF OF SAFE AND ADEQUATE ACCESS** – Please attach all necessary documentation to this application for: **Photograph of Queen Anne Road frontage for the subject lot attached**

- Determination of Safe and Adequate Access for existing conditions
- Satisfaction of Safe and Adequate Access for proposed conditions

2. The accompanying plan is not a subdivision because the plan does not show a division of land.

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely \_\_\_\_\_ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by Zoning Code of the Town of Harwich under Article VI: §325-15 and §325-16, Table 2 which requires \_\_\_\_\_ feet.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically \_\_\_\_\_ buildings were standing on the property prior to March 25, 1949 the date when the subdivision control law went into effect in the Town of Harwich and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

5. Other reasons or comments: *(See MGL, Ch41, §81-L)*



**TOWN OF HARWICH**  
**OFFICE OF THE TREASURER/COLLECTOR**  
**732 MAIN STREET, HARWICH, MA 02645**  
**TEL: 508-430-7501 FAX: 508-430-7504**

**Krystle Legendre**  
**Assistant Treasurer/ Collector**

**APPLICATION FOR MUNICIPAL LIEN CERTIFICATE**

FEE: \$25.00 PER PARCEL  
MAKE CHECKS PAYABLE TO TOWN OF HARWICH AND ENCLOSE A STAMPED SELF  
ADDRESSED ENVELOPE

PLEASE NOTE: THIS WILL TAKE 7-10 WORKING DAYS TO PROCESS

Date: 3/29/24

MAIL WHEN READY \_\_\_\_\_ CALL WHEN READY \_\_\_\_\_ TEL# \_\_\_\_\_

Please email when ready for pick-up - [sladue@eastwardco.com](mailto:sladue@eastwardco.com)

Susan Ladue, Regulatory Specialist  
Eastward Companies  
508-326-3684

ASSESSED OWNER Eastward MBT LLC, Eastward Homes Business Trust

PROPERTY LOCATION 276 Queen Anne Road

MAP 69 PARCEL M1

REASON FOR REQUEST: SALE \_\_\_\_\_ RE-FINANCE \_\_\_\_\_

COMMENTS: Request to file ANR Plan with the Planning Board

  
\_\_\_\_\_  
SIGNATURE OF APPLICANT



NOT AN OFFICIAL COPY WITNESS Our Hands and Seals this 3 day of January, 2024. L

NOT AN OFFICIAL COPY

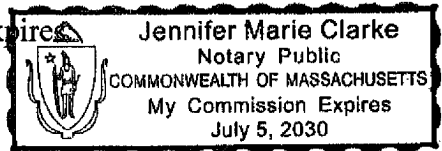
NOT AN OFFICIAL COPY TOWN OF HARWICH, By Its Select Board Julie E. Kavanagh, Chair Michael D. MacAskill, Vice-Chair Donald F. Howell, Member Jeffrey F. Handler, Member

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 3 day of January, 2024, before me, the undersigned notary public, personally appeared Julie Kavanagh, member of the Harwich Select Board, proved to me through satisfactory evidence of identification, which was [ ] a driver's license and/or [x] personal knowledge to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Harwich.

Notary Public My Commission Expires Jennifer Marie Clarke





N O T  
 A N  
 O F F I C I A L  
 C O P Y  
**Town of Harwich**  
**TOWN CLERK'S OFFICE**  
 Emily Mitchell, Town Clerk  
 Harwich Town Hall • 732 Main Street • Harwich, MA 02645  
 Tel: 508-430-7516 • Fax: 508-430-7517  
 N O T  
 A N  
 O F F I C I A L  
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The following is a True Copy of Article 43 of the Annual Town Meeting held on May 1, 2023 and continued to May 2, 2023, and the vote passed thereunder at the continued session on May 2, 2023.

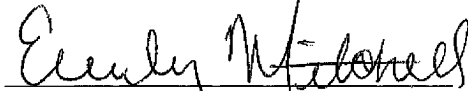
AUTHORIZE SELECTMEN TO CONVEY PARCEL OF LAND AT 276 QUEEN ANNE ROAD

**ARTICLE 43:** To see if the Town will vote to authorize the Board of Selectmen to convey a parcel of land containing 2.25 acres, more or less, and all improvements thereon, if any, located at 276 Queen Anne Road, identified as Assessor's Parcel ID 69-M1-0, on such terms and conditions as the Board of Selectmen shall determine; and to authorize the Board of Selectmen to enter into all agreements and take any and all actions as may be necessary or convenient to accomplish the foregoing purposes; and to act fully thereon. By request of the Board of Selectmen. Estimated cost: \$10,000. Requires 2/3 vote.

**Motion:** (Peter Hughes – Chair, Finance Committee) I move that Article 43 be accepted and adopted, and that the sum of \$10,000 be transferred from Free Cash for the purpose of the article.  
 Duly seconded

**Action:** The motion required a 2/3 vote to pass; the motion carried unanimously.

**A True Copy, Attest:**

  
 Emily Mitchell, Town Clerk



276 QUEEN ANNE ROAD  
HARWICH, MA

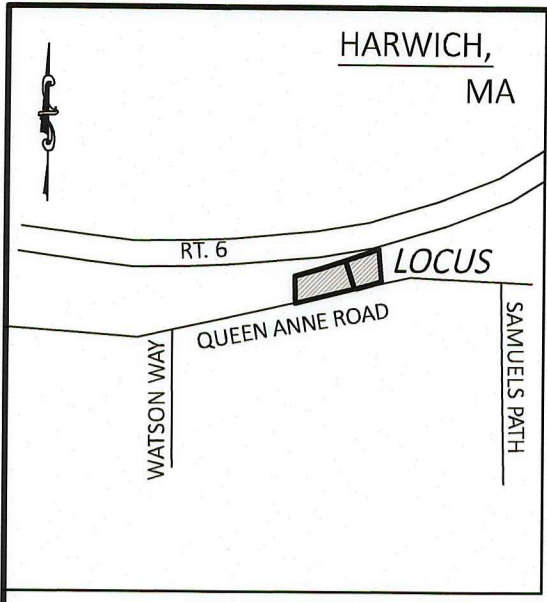
Harwich, Massachusetts  
Google Street View  
Oct 2019 See more dates



Image capture: Oct 2019 © 2024 Google







LOCUS MAP  
ASSESSORS' MAP 69 PARCEL M1

**OWNERS OF RECORD**  
EASTWARD MBT, LLC,  
TRUSTEE OF EASTWARD HOMES BUSINESS TRUST  
155 CROWELL ROAD  
CHATHAM, MA 02645

**REFERENCES**  
DEED BOOK 36165 PAGE 303  
PLAN BOOK 458 PAGE 33

**LEGEND**  
CB ■ CONCRETE BOUND  
FND ■ FOUND

**ZONING**  
ZONING DISTRICT: (I-1) INDUSTRIAL LIMITED

**REQUIREMENTS:**  
MIN. LOT SIZE: 20,000 SF  
MIN. LOT FRONTAGE: 100 FEET  
MIN. FRONT SETBACK: 25 FEET  
MIN. SIDE SETBACK: 25 FEET  
MIN. REAR SETBACK: 50 FEET  
MAX. BUILDING COVERAGE: 40%  
MAX. SITE COVERAGE\*: 70%  
MAX. BUILDING HEIGHT: 40 FEET (2 1/2 STORIES)  
MAX. SHAPE FACTOR: 22

ZONING DISTRICT AND BOUNDARY  
SHALL BE CONFIRMED BY HARWICH  
BUILDING COMMISSIONER

THIS PLAN RECONFIGURES THE LOT SHOWN ON PLAN BOOK 458 PAGE 33 INTO LOTS 1 AND 2, AS SHOWN ON THIS PLAN. BOTH LOTS MEET THE APPLICABLE MINIMUM LOT AREA AND FRONTAGE REQUIREMENTS OF THE HARWICH ZONING BYLAWS. AS SUCH, APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

HARWICH PLANNING BOARD

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

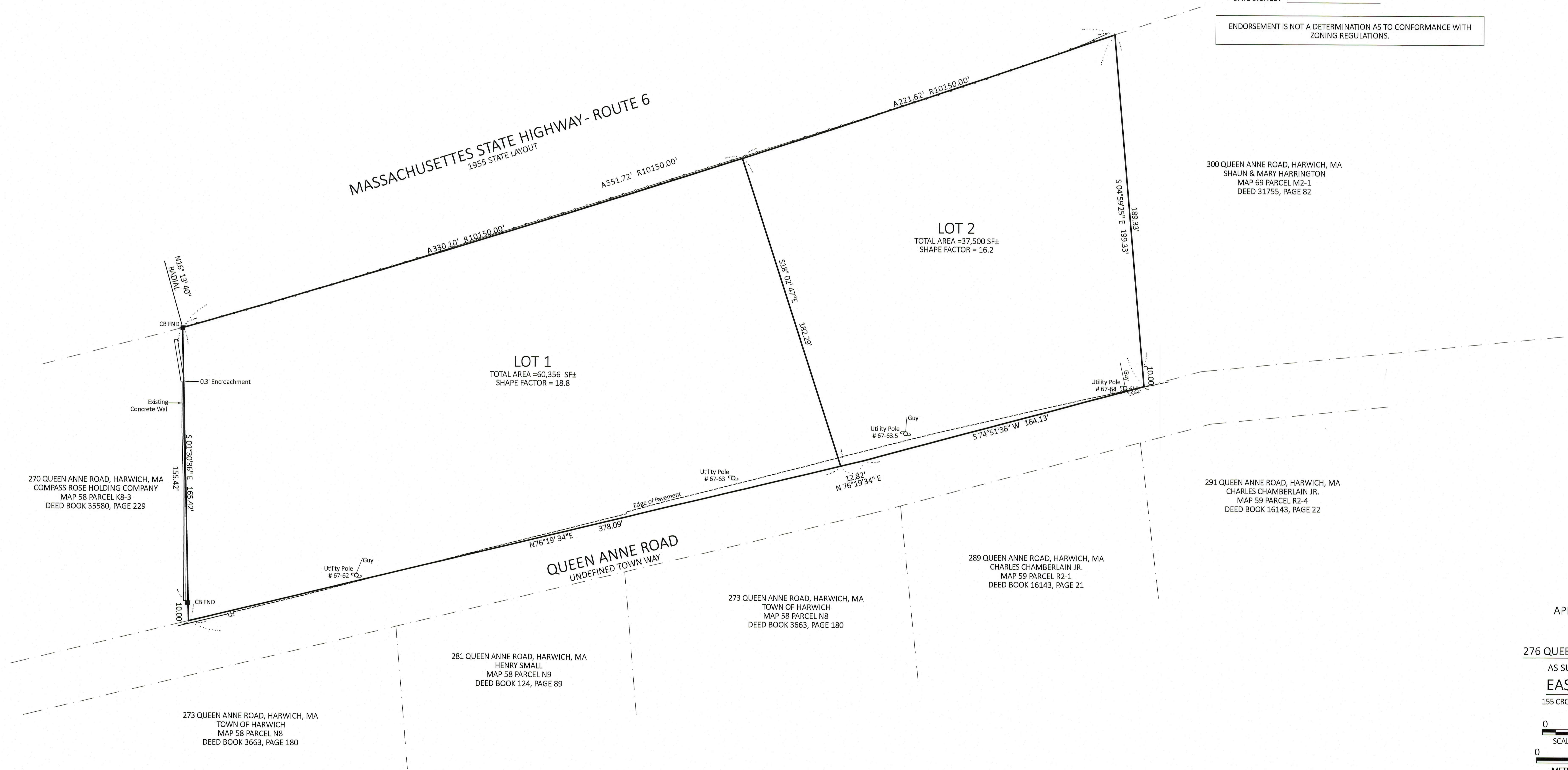
ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

FOR REGISTRY USE

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AMENDED JANUARY 7, 1988.

DATE 3-29-2024

L.S. John M. O'Reilly

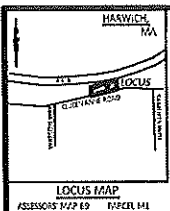


APPROVAL NOT REQUIRED  
PLAN OF LAND  
AT  
276 QUEEN ANNE ROAD, HARWICH, MA

AS SURVEYED AND PREPARED FOR  
**EASTWARD MBT, LLC**  
155 CROWELL ROAD, CHATHAM, MA 02633

0 30 60 90  
SCALE 1"=30' MARCH 25, 2024  
0 10 20  
METRIC SCALE: 1"=9.15 METERS

MADE BY  
**J.M. O'REILLY & ASSOCIATES, INC.**  
1573 MAIN STREET, P.O. BOX 1773  
BREWSTER, MASSACHUSETTS 02631  
PHONE: 508-896-6601 FAX: 508-896-6602



LOCUS MAP  
ASSESSORS MAP 69 PARCEL 141

**OWNERS OF RECORD**  
EASTWARD MBT, LLC  
TRUSTEE OF EASTWARD HOMES REAL ESTATE TRUST  
155 GROVELL ROAD  
CHATHAM, MA 02635

**REFERENCES**  
DEED BOOK 3518, PAGE 303  
PLAN BOOK 458, PAGE 33

**LEGEND**  
CS ■ CONCRETE BOUND  
TD ■ FOUND

**ZONING**  
ZONING DISTRICT: (R) RESIDENTIAL LIMITED

**REQUIREMENTS:**  
TOTAL LOT SIZE: 25000 SF  
MIN. LOT FRONTAGE: 325 FEET  
MIN. FRONT SETBACK: 25 FEET  
MIN. SIDE SETBACK: 25 FEET  
MIN. REAR SETBACK: 52 FEET  
MAX. BUILDING COVERAGE: 40%  
MAX. SITE COVERAGE: 25%  
MAX. BUILDING HEIGHT: 40 FEET (2 1/2 STORIES)  
MAX. SHADE FACTOR: 28

BOUNDARY DISTRICT AND BOUNDARY SHALL BE CONFIRMED BY MASSACHUSETTS PLANNING COMMISSIONERS

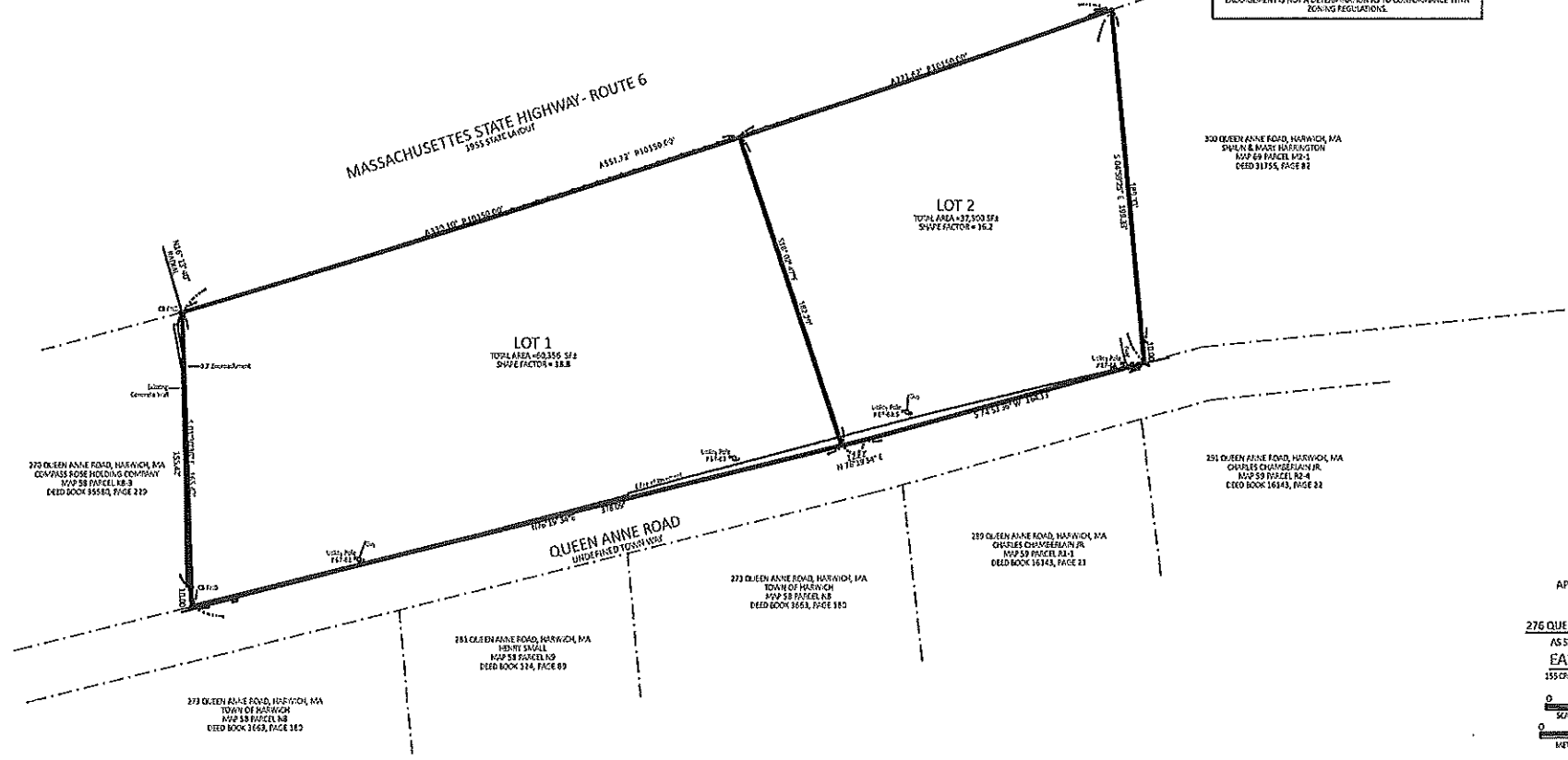
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HARWICH PLANNING BOARD

DATE APPROVED: \_\_\_\_\_  
DATE SEALED: \_\_\_\_\_

ENDORSEMENTS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

**FOR REGISTRY USE**  
I HEREBY STATE THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AMENDED JANUARY 7, 1978.  
DATE \_\_\_\_\_  
BY \_\_\_\_\_



APPROVAL NOT REQUIRED  
PLAN OF LAND  
AT  
276 QUEEN ANNE ROAD, HARWICH, MA  
AS SURVEYED AND PREPARED FOR  
**EASTWARD MBT, LLC**  
155 GROVELL ROAD, CHATHAM, MA 02633

0 30 60 90  
SCALE 1"=30' MARCH 15, 2024  
0 10 20  
METRIC SCALE 1"=9.14 METERS

MADE BY  
**J.M. O'REILLY & ASSOCIATES, INC.**  
1573 MAIN STREET, P.O. BOX 1773  
BREWSTER, MASSACHUSETTS 02631  
PHONE: 508-636-6504 FAX: 508-636-6502