

**TOWN OF HARWICH PLANNING BOARD  
ENGINEERING REVIEW OF SITE PLAN  
FOR CONFORMANCE WITH THE  
TOWN OF HARWICH RULES AND REGULATIONS**

**Plan Title:** Preliminary Site Plan in West Harwich, Mass.  
**Location:** 5 Bells Neck Road, West Harwich, MA 02671  
**Applicant:** John Carey (Representative)  
56 Cook Circle, Hyannis, MA 02633  
**Applicant's Engineer:** Matthew Eddy, PE  
1597 Falmouth Road Street – Unit 1, Centerville, MA 02632  
**Plan Date:** November 4, 2022                      **Review Date:** December 7, 2022  
**VHB No.:** 15825.00

The plans were reviewed for conformance to the Town of Harwich Rules and Regulations Governing the Subdivision of Land & Site Plan Special Permits (adopted 11/12/2008). VHB has been supplied with the following information for review:

- Completed application – Form B-1
- Copy of requested waivers
- Copy of the municipal lien certificate
- Copy of narrative letter detailing the waivers requested dated November 15, 2022
- Plan sheets detailing proposed work:
  - “Certified Plot Plan of Land in West Harwich, Massachusetts” at 1” = 30’ scale
  - “Locus Map” at 1” = 1,000’ scale
  - “Landscape and Lighting Plan”
  - “Preliminary Site Plan” at 1” = 10’ scale
  - Proposed Building Plans
- Abutter’s information

The following comments note non-conformance with specific sections of the Rules and Regulations and questions/comments on the proposed design and VHB’s recommendations/ suggestions.

**Rules and Regulations Governing the Subdivision of Land & Site Plan Special Permits**

1. Section 400-16.B.1(a): Appendix 4 pg 4:2 - We agree with the Applicant’s request to waive the hydrogeologic impact statement as the project site is not within the Water Resource Protection District.
2. Section 400-16.B.1(a): Appendix 4 pg 4:2 -We suggest adding a legend of all symbols to the Preliminary Site Plan and Plan of Land sheets.
3. Section 400-16.B.1(a): Appendix 4 pg 4:2 - We suggest adding a legend of all symbols to the Preliminary Site Plan and Plan of Land sheets.

4. Section 400-16.B.1(a): Appendix 4 pg 4:3 -We suggest updating the project plan, sheet C1.0, to include a locus map of the project area or updating the provided locus map for clarity of the site location. The locus map provided is hard to read and locate the proposed site.
5. Section 400-16.B.1(a): Appendix 4 pg 4:4 -We would like to review the surface drainage calculations and grading/drainage plans upon approval of this first submittal.
6. Section 400-16.B.1(a): Appendix 4 pg 4:4 -We agree with the Applicant's request to waive the project lighting, assuming the request is related to parking lot scale lighting. Given the historic nature of the area we feel that parking lot scale lighting is not required. Sidewalk level lighting, as called for on the preliminary plans, for the safety of people entering and exiting the building is appropriate.
7. Section 400-16.B.1(a): Appendix 4 pg 4:5 -We would like to review the specifications, details, and cross sections for fencing, curbing, sidewalk lighting, and wheel stops upon approval of this first submittal.
8. Section 400-16.B.2: For a development of this size we agree with the Applicant's request to waive the traffic study requirement.

**Reviewed by:** Stefen Nguyen  
Civil Engineer – Highway and Municipal

**Date:** 12/7/22

**Checked by:** Stephen Rhoads, PE  
Project Manager – Highway and Municipal

**Date:** 12/7/22