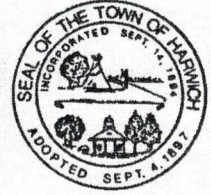


PB 2015-12

# TOWN OF HARWICH PLANNING DEPARTMENT

## PLANNING BOARD APPLICATION COVENANT RELEASE REQUEST FORM B-4



TO THE TOWN CLERK, HARWICH, MA

DATE MAY 5, 2022

<b>Applicant Name(s)</b>	<u>Mank Smith</u>	RECEIVED TOWN CLERK HARWICH, MA 2022 MAY -9 P 2:35
Organization	<u>ORLEANS ROAD REALTY, LLC</u>	
Street/PO Box	<u>16 MOWY STREET</u>	
Town, ST, Zip	<u>MENDON, MA 01756</u>	
Phone	<u>508-889-5431</u>	
Fax	<u>—</u>	
E-mail	<u>sla.smith45@gmail.com</u>	

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) and municipal lien certificate is required.**

Please ~~release from~~ <sup>the</sup> ~~the~~ **covenant the lots requested as follows:**  
ADD TO

Original Planning Board Case #	<u>PB 2015-12</u>
Covenant #	<u>#4710 - BOOK 30262 PAGE 274</u>
Lot #'s being requested for release	<u>SWP LOT 7 for Lot 8</u>
Is this a request for full release or partial?	<u>PARTIAL PLAN 668/22</u>
Please attach:	<ul style="list-style-type: none"> <li>➤ As-built Plan stamped by Professional Engineer</li> <li>➤ Completed Road Inspection Form</li> <li>➤ Estimate for unfinished work (if partial request)</li> <li>➤ All other forms and information as required in the Rules and Regulations shall be submitted as part of this application.</li> </ul>

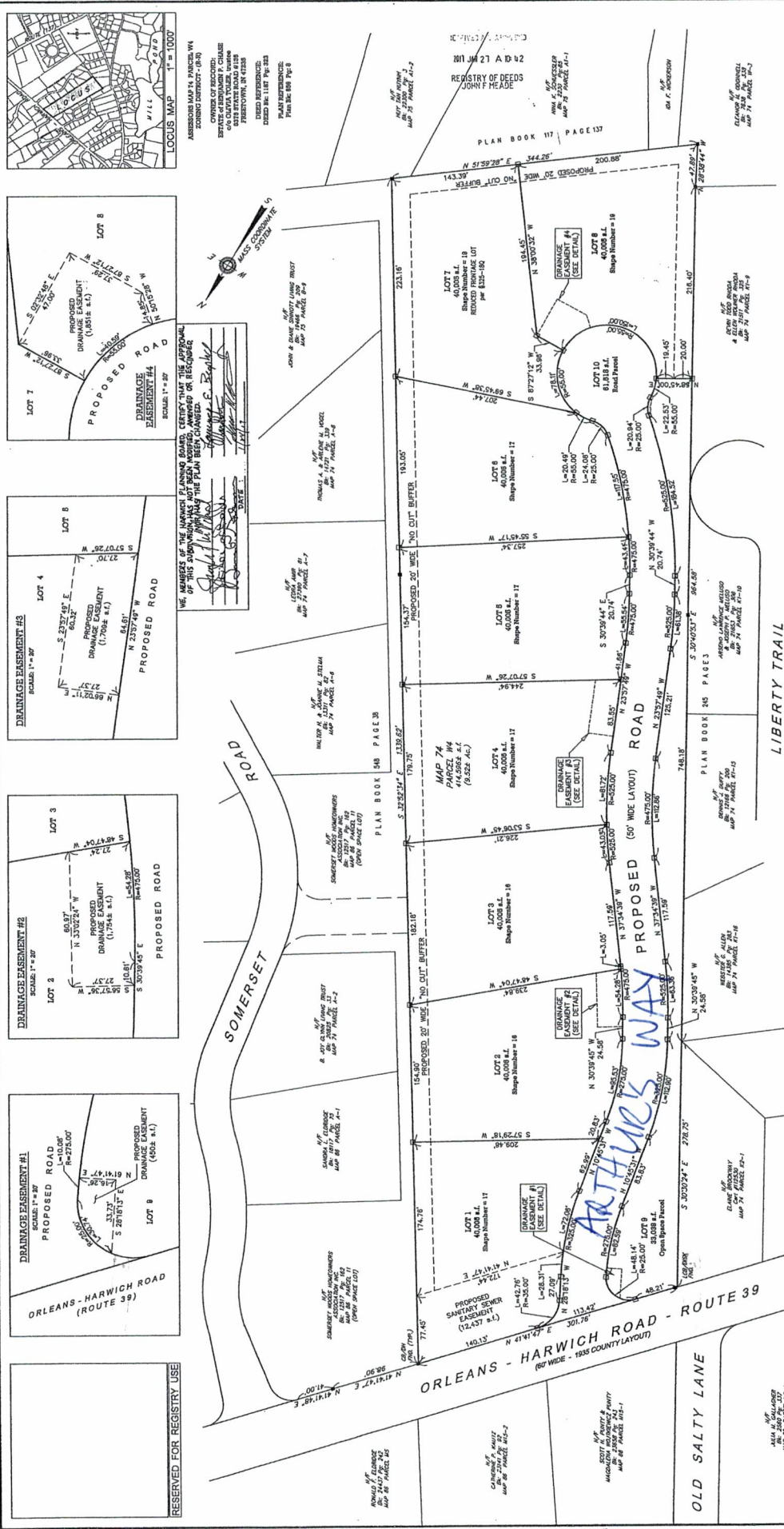
### Authorization

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.

Applicant  MSR

Owner(s) – Authorization must accompany application if the owner is not the applicant.

5/24/2022



**RESERVED FOR REGISTRY USE**

LOT 1  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 2  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 3  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 4  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 5  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 6  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 7  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 8  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 9  
PROPOSED ROAD  
SCALE: 1" = 20'

LOT 10  
PROPOSED ROAD  
SCALE: 1" = 20'

**LOTTING PLAN**  
OF  
**"THE PRESERVE"**  
DEFINITIVE SUBDIVISION OF LAND  
IN  
**HARWICH, MA**

Prepared For:  
**MARK SMITH**

Prepared By:  
**BRACKEN ENGINEERING, INC.**  
49 HERRING POND ROAD  
BUZZARDS BAY, MA 02632  
PHONE: (508) 833-0070 FAX: (508) 833-8282  
SCALE: AS NOTED FEBRUARY 6, 2018  
REVISED: SEPTEMBER 6, 2018  
REVISED: MAY 19, 2018 SHEET 2 of 1

APPROVED BY THE  
**HARWICH PLANNING BOARD**

DATE OF DEFINITIVE APPROVAL: **7-10-2015**  
DATE OF DEFINITIVE APPLICATION: **9-24-2015**  
DATE OF REASSESSMENT OF DEFINITIVE: **6-14-2016**

CONTRACT TO BE FILED WITH PLAN

**BOARD OF HEALTH NOTE:**  
THE TOWN OF HARWICH BOARD OF HEALTH MEETING MINUTES OF FEBRUARY 6, 2018 FOR BOARD OF HEALTH APPROVAL FOR COMPLIANCE WITH BOARD OF HEALTH REGULATION 1.11, SUBJECT TO CONDITIONS.

**CLERK OF THE TOWN OF HARWICH HERBERT GIBNEY** THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD AND RECORDING OF THIS PLAN WITH THE BOARD OF HEALTH IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF MASSACHUSETTS REGULATION 1.11, SUBJECT TO CONDITIONS.

**ALAN M. GRAY, PLS**  
MASSACHUSETTS  
REG. NO. 37728

DATE: **5/14/18**

**ZONING REQUIREMENTS**  
DISTRICT RESIDENTIAL - RURAL (R10) (R)

MIN. LOT SIZE.....40,000 S.F.  
FRONT YARD.....30' MIN.  
REAR YARD.....30' MIN.  
SIDE YARD.....5' MIN.  
BUILDING COVERAGE.....15% MAX.  
SITE COVERAGE.....15% MAX.  
MAXIMUM BUILDING HEIGHT.....12' MAX.  
(SHADE TOWER = P/A)

**LEGEND**

CONCRETE FOUND WITH GRILL HOLE FOUND

IRON PIPE FOUND

CONCRETE PIPE FOUND

GRILL HOLE TO BE SET

**PLAN SCALE**  
1 inch = 50 feet

**RESERVED FOR REGISTRY USE**

Town of Harwich  
732 Main Street  
Harwich, MA 02645

**Engineering  
Department**

# Memo

**To:** Charleen Greenhalgh, Town Planner  
**From:** Robert Cafarelli, Town Engineer  
**Date:** April 20, 2018  
**Re:** The Preserve (Arthur's Way), Mark Smith

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## **Engineering Department Review**

Per your request, I offer the following comments on Arthur's Way.

The Engineering Department has made a number of inspections during the construction of Arthur's Way being constructed by Barrows Excavating.

Attached is our estimate of what has been finished and what work remains.

We estimate it would take \$146,992 to complete the subdivision.  
At 20% contingency, this equates to \$176,390, at 50% contingency, \$220,488.

One building lot should be enough for protection of the covenant.

**THE PRESERVE**  
**OWNER: MARK SMITH**  
**HARWICH, MASS**  
**SUBDIVISION COMPLETION ESTIMATE**  
**APRIL 20, 2018**

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
CLEARING AND GRUBBING	L.S.			COMPLETE
EXCAVATION	YD <sup>3</sup>			COMPLETE
GRAVEL BASE	YD <sup>3</sup>			COMPLETE
PROCESSED AGGREGATE BASE	TON			COMPLETE
BITUMINOUS CONCRETE - BINDER	TON			COMPLETE
BITUMINOUS CONCRETE - TOP	TON	300	\$95.00	\$28,500.00
BITUMINOUS CONCRETE-SIDEWALK	TON	87	\$205.00	\$17,835.00
DRAINAGE	L.S.			COMPLETE
WATER	LS			COMPLETE
UNDERGROUND ELECTRIC, CABLE, TEL	LS			COMPLETE
LOAM AND SEED	SY	2,900	\$2.00	\$5,800.00
AS-BUILT SURVEY AND PLAN	LS	1	\$4,657.00	\$4,657.00
SET BOUNDS	EA.	46	\$200.00	\$9,200.00
COMMUNITY SEPTIC	LS		\$80,000.00	\$80,000.00
SIGNAGE	LS	1	\$1,000.00	\$1,000.00
SUBTOTAL				\$146,992.00
-				-
<b><u>TOTAL WITH 20% CONTINGENCY</u></b>				<b>\$176,390.00</b>