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By _____

**Town of Harwich
Board of Health**

732 Main Street Harwich, MA 02645
508-430-7509 – Fax 508-430-7531
E-mail: health@town.harwich.ma.us

<u>Office Use Only</u>	
Filing Fee Paid/Amount:	_____
Check #/Cash:	_____
Date App Received:	_____
Meeting Date:	_____
Date Approved:	_____
Date Denied:	_____
Reason for Denial:	_____

**APPLICATION FOR SUBDIVISION
MODIFICATION**

Date: 10/2/23

Property Address: 2 Dorset Drive

Map: 98 Parcel: B1-1
Plan

Book: 700 Page: 73 Land Court No: N/A

Deed information below with owner information

Name of Applicant: Eastward MBT LLC

Applicant Mailing Address: 155 Crowell Road

*Please see our letter dated 10/2/23 for a description of this proposal.

Chatham, MA 02633

City State Zip Code

Applicant Telephone Number: Susan Ladue, Reg. Specialist, 508-326-3684

Applicant E-Mail Address: sladue@eastwardco.com

Owner(s) of Record: 2 Dorset Drive - Eastward MBT LLC

Owner(s) Mailing Address: 155 Crowell Road

Chatham, MA 02633

City State Zip Code

Design Engineer/Sanitarian: David Clark, P.E.

Firm/Company Name: Clark Engineering

Mailing Address: 156 Crowell Rd, Suite B

Chatham, MA 02633

City State Zip Code

Telephone Number: 508-945-5454

Design Engineer/Sanitarian E-Mail Address: david@clarkeng.net

EASTWARD COMPANIES

October 2, 2023

Harwich Board of Health
732 Main Street
Harwich, MA 02645

**RE: Dorset Drive - Modification Subdivision Plan
Map 98, Parcel B1-1**

Dear Members of the Board:

Eastward MBT LLC, Trustee, Eastward Homes Business Trust is submitting the proposed Modification Subdivision Plan to the Board of Health for your review on Tuesday, October 17, 2023. We have submitted these plans to the Planning Board for their meeting on Tuesday, October 24, 2023. Included in this package are eight (8) copies of the approved/recorded 2023 Modification Subdivision Plan for Dorset Drive, the recorded Board of Health decision dated March 22, 2023 approving the previous Modification Plan, as well as the current Modification Plan Proposal and filing fee.

Existing Conditions

The Dorset Drive subdivision is located in East Harwich, off of Orleans Road, almost directly across from our subdivision, Bascom Hollow. Dorset Drive is located in the RR zone and the Zone II/ Drinking Water Resource Protection District (DWRPD). The Planning Board and Board of Health approved the Modification Subdivision Plan proposal earlier this year, which modified the previously approved 3 building lots (1-3) served by Dorset Road. Road construction started earlier this summer, and we expect to complete most of it this fall.

Modification Proposal

Eastward Companies is now requesting to modify the modified subdivision plan to shift the stormwater drainage easement on Lot 1 approximately 70-75 feet to the west along the lot frontage on Dorset Drive. There are no proposed changes to the number of building lots in the subdivision or the size or shape of the building lots. All lots will still be served by the Town sewer and no conditions of the previous BOH approval will be changed. The shift in the drainage easement requires a modification plan filing with the Planning Board and the BOH.

155 CROWELL ROAD, CHATHAM, MA 02633 508-945-2300

October 2, 2023

Page 2

This shift of the drainage easement will allow us to locate the new house on Lot 1 as far from Orleans Road as possible and keep the proposed driveway from being installed over drainage structures.

Thank you for your consideration of our request. We look forward to discussing this proposal with you on October 17, 2023.

Sincerely,

A handwritten signature in black ink that reads "Susan B. Ladue". The signature is written in a cursive, flowing style.

Susan B. Ladue
Regulatory Specialist

cc: David Clark, P.E.

ABUTTER NOTIFICATION LETTER

DATE: 10/2/23

SUBJECT: UPCOMING HARWICH BOARD OF HEALTH PUBLIC HEARING

As an abutter to the proposed project, please be advised that a subdivision modification application has been filed with the Harwich Board of Health. A public hearing will be held by the Board of Health to review the proposal. Below is the pertinent information regarding this application.

APPLICANT: Eastward MBT LLC

PROJECT ADDRESS: 2 Dorset Drive

ASSESSOR MAP: 98 **PARCEL:** B1-1

PROJECT DESCRIPTION: The stormwater drainage easement on Lot 1 (the subject lot) will be shifted approximately 70-75 feet to the west along the lot's frontage on Dorset Drive. No other change is proposed to the subdivision. The building lots will continue to meet all required zoning requirements for new lots created in the RR zone and DWRPD/Zone II and new homes on these lots will be connected to the future Town sewer. We are applying for Harwich Local Board of Health Regulation 1.211 to modify the previously approved modified subdivision plan.

APPLICANT'S REPRESENTATIVES: Susan Ladue of Eastward Companies

PHONE: 508-945-2300

ADDRESS: 155 Crowell Road, Chatham, MA 02633

PUBLIC HEARING: HARWICH BOARD OF HEALTH
HARWICH TOWN HALL, DONN B. GRIFFIN ROOM
DATE: Tuesday, October 17, 2023
TIME: 6:30 p.m.

Please see the Town of Harwich website, Board of Health page to join the meeting remotely.

The applications and plans are available for review at the Health Department, Harwich Town Hall, 732 Main Street, Monday through Friday, 8:30 a.m. – 4:00 p.m., 508-430-7509.



TOWN OF HARWICH
ASSESSORS OFFICE
732 MAIN STREET
HARWICH, MASSACHUSETTS 02645

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

TOWN OF HARWICH

OCT 02 2023

ASSESSORS OFFICE

OFFICE OF
BOARD OF ASSESSORS
Tel: 508-430-7503
Fax: 508-430-7086

ABUTTERS REQUEST FORM

Board Requesting Action: Board of Health

Date Submitted: 10/2/23

Applicant's Name: Eastward Companies

Assessors Map(s) & Parcel(s): 98/ B1-1

Property Location: 2 Dorset Drive

Owner(s): Eastward MBT LLC, Trustee, Eastward Homes Business Trust

Contact Person: Susan Ladue, Regulatory Specialist, Eastward Companies

E-mail Address: sladue@eastwardco.com

Telephone #: 508-326-3684

Type of Petition: Modification Plan Request Application - Modify Drainage Easement

Assessors Approval By: RB on 2 Dorset Drive

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

10/2/2023

INVOICE

This cover sheet is also your invoice.

		<u>Date</u>	<u>Paid</u>	<u>Ck #</u>
Abutters Fee	\$50.00			54946

Make checks payable to: Town of Harwich

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

Town of HARWICH Abutters Within 50 feet of Parcel 98/B1-1/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
21155	98-B3-2-0-R	AMES LEE A	1553 ORLEANS RD	1553 ORLEANS RD	HARWICH	MA	02645
21407	98-B3-3-0-R	HUTTON ADAM	4 LILY LN	PO BOX 501	HARWICH	MA	02645
25177	98-B1-1-0-R	BASCOM DAVID W L & C/O EASTWARD MBT LLC TR	2 DORSET DR	155 CROWELL RD	CHATHAM	MA	02633
25179	98-B1-2-0-R	VEACH KIMBERLEY J C/O EASTWARD MBT LLC TR	6 DORSET DR	155 CROWELL RD	CHATHAM	MA	02633
27926	97-B2-5-0-R	FAGONE ERROL J & FAGONE SARAH J	3 BASCOM HOLLOW	5 COLD BROOK CIR	SCITUATE	MA	02066-2057
28856	97-B2-17-0-R	EASTWARD MBT LLC TR EASTWARD HOMES BUSINESS TRUST	1522 ORLEANS RD	155 CROWELL RD	CHATHAM	MA	02633
7248	97-X2-1-0-R	SPENCER RICHARD A ET AL THIBODEAU LISA J	4 WILLIAMSBURG AV	PO BOX 1202	E HARWICH	MA	02645
7249	97-X2-2-0-R	PETERS ARTHUR T TR ARTHUR T PETERS REALTY TRUST	8 WILLIAMSBURG AV	27 SELWYN RD	BELMONT	MA	02178
7250	97-X2-3-0-R	SULLIVAN KAREN TR JANICE M BERNABEO 2015 IRR TR	10 WILLIAMSBURG AV	10 WILLIAMSBURG AV	HARWICH	MA	02645
7251	97-X2-4-0-R	SALISBURY ROBERT C JR & SALISBURY BARBARA C	12 WILLIAMSBURG AV	12 WILLIAMSBURG AV	HARWICH	MA	02645
7335	98-S7-6-0-R	BRALEY JENNIFER M & BRALEY ERIC C	18 WILLIAMSBURG AV	18 WILLIAMSBURG AVE	HARWICH	MA	02645
7336	98-S7-8-0-R	FOLEY MICHELLE A C/O FOLEY MICHELLE A TR	28 WILLIAMSBURG AV	PO BOX 1166	HARWICH	MA	02645
9873	98-S7-5-0-R	ROBINSON DAVID J & ROBINSON BETSY B	14 WILLIAMSBURG AV	14 WILLIAMSBURG AV	E HARWICH	MA	02645
9874	98-S7-7-0-R	COSTA KRISTINE J TRS ET AL COSTA JOSEPH F JR TRS	24 WILLIAMSBURG AV	24 WILLIAMSBURG AV	HARWICH	MA	02645

98-B3-2-0-R

AMES LEE A
1553 ORLEANS RD
HARWICH, MA 02645

98-B3-3-0-R

HUTTON ADAM
PO BOX 501
HARWICH, MA 02645

98-B1-1-0-R

BASCOM DAVID W L &
C/O EASTWARD MBT LLC TR
155 CROWELL RD
CHATHAM, MA 02633

98-B1-2-0-R

VEACH KIMBERLEY J
C/O EASTWARD MBT LLC TR
155 CROWELL RD
CHATHAM, MA 02633

97-B2-5-0-R

FAGONE ERROL J &
FAGONE SARAH J
5 COLD BROOK CIR
SCITUATE, MA 02066-2057

97-B2-17-0-R

EASTWARD MBT LLC TR
EASTWARD HOMES BUSINESS TRUST
155 CROWELL RD
CHATHAM, MA 02633

97-X2-1-0-R

SPENCER RICHARD A ET AL
THIBODEAU LISA J
PO BOX 1202
E HARWICH, MA 02645

97-X2-2-0-R

PETERS ARTHUR T TR
ARTHUR T PETERS REALTY TRUST
27 SELWYN RD
BELMONT, MA 02178

97-X2-3-0-R

SULLIVAN KAREN TR
JANICE M BERNABEO 2015 IRR TR
10 WILLIAMSBURG AV
HARWICH, MA 02645

97-X2-4-0-R

SALISBURY ROBERT C JR &
SALISBURY BARBARA C
12 WILLIAMSBURG AV
HARWICH, MA 02645

98-S7-6-0-R

BRALEY JENNIFER M &
BRALEY ERIC C
18 WILLIAMSBURG AVE
HARWICH, MA 02645

98-S7-8-0-R

FOLEY MICHELLE A
C/O FOLEY MICHELLE A TR
PO BOX 1166
HARWICH, MA 02645

98-S7-5-0-R

ROBINSON DAVID J &
ROBINSON BETSY B
14 WILLIAMSBURG AV
E HARWICH, MA 02645

98-S7-7-0-R

COSTA KRISTINE J TRS ET AL
COSTA JOSEPH F JR TRS
24 WILLIAMSBURG AV
HARWICH, MA 02645

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 HARWICH, MA 02645

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TO: LEE AMES
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 HARWICH, MA 02645

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TO: ADAM HUTTON
 P.O. BOX 501
 HARWICH, MA 02645

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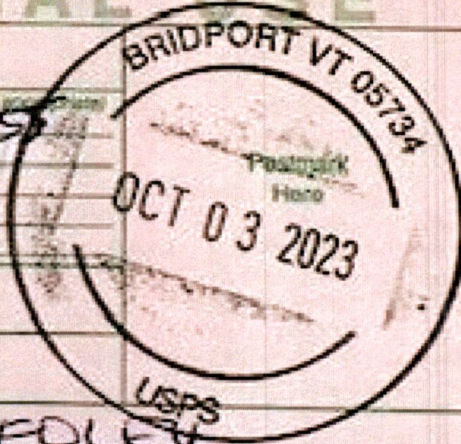
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ERROL & SARAH FIGONE
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RICHARD DENNER & LISATHIRD-
 P.O. BOX 1202
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