

FEB 06 2024



**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

Office Use Only

Filing Fee Paid/Amount: _____
Check #/Cash: _____
Date App Received: _____
Meeting Date: _____
Date Approved: _____
Date Denied: _____
Reason for Denial: _____

Application for Board of Health Variances

Date: 2/7/2024

Property Address: 9 Hiawatha Road

Map: 6 Parcel: G5-1

Book: 33251 Page: 290 Land Court No: _____

Name of Applicant: Clifford & Rebecca Willy

Applicant Mailing Address: 961 Sweetrum Valley Place

Lake Mary, FL 32745
City State Zip Code

Applicant Telephone Number: 617-359-2773

Applicant E-Mail Address: kip_willy@hotmail.com

Owner(s) of Record: Same

Owner(s) Mailing Address: _____

City State Zip Code

Design Engineer/Sanitarian: John M. O'Reilly, P.E., P.L.S.

Firm/Company Name: J.M. O'Reilly & Associates, Inc.

Mailing Address: P.O. Box 1773

Brewster, MA 02631
City State Zip Code

Telephone Number: 508-896-6601

Design Engineer/Sanitarian E-Mail Address: joreilly@jmoreillyassoc.com

Please Choose Application Type:

Voluntary Upgrade: ____ Addition/Alteration: ____ Failed System: ____ EIR: ____
 Other: New Construction (Raze & Replace)

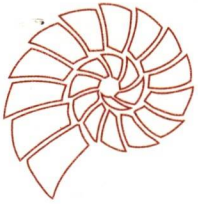
Conservation Commission Approval Required: No: ____ Yes: X Date of CC Hearing: 12/20/23

List All Variances from State & Local Codes

Title 5, Section #	Description of Variance(s):
310 CMR 15.211	1.) Septic tank not 10' from property line; 8' held; 2' variance
	2.) Septic tank not 10' from cellar wall; 6' held; 4' variance
	3.) STAAR Tank not 10' from cellar wall; 8' held, 2' variance
	4.) STAAR Tank not 10' from property line; 4' held, 6' variance
Harwich Reg. #	Description of Variance(s):
	Leaching Facility Note: Refer to BOH Approval letter from 2020 for variances granted to
	allow the installation of the leach field. No alteration is proposed for the existing field.

In addition to this form, 8 packets of the following must be submitted by 4:00 p.m. on the filing deadline date:

- Letter to Board of Health
- Letter to abutters (bring certified mail receipts to the meeting)
- Copy of certified abutter list
- Existing variance letter (if applicable)
- Floor plans (all floors/existing & proposed)
- Site plan
- Filing Fee \$125.00 (Variance)/\$300.00 (EIR)



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

Job #9360

February 7, 2024

Board of Health
Town of Harwich
732 Main Street
Harwich, MA 02645

RE: **Variance Request**
Willy Residence
9 Hiawatha Road, Harwichport, MA
Assr's Map 6, Parcel G5-1

Dear Board Members:

On behalf of our clients, Clifford and Rebecca Willy, J.M. O'REILLY & ASSOCIATES, INC. hereby requests the Harwich Board of Health to grant the following Variances to the State and Town of Harwich Sanitary regulations to allow for the installation of a new septic tank and treatment unit to serve the reconstruction of the 3 bedroom dwelling at the above referenced property.

Although the number of bedrooms is staying the same, the proposed replacement dwelling provides more habitable space on multiple floors than the existing home. As a requirement of the 2020 Board's approval, any expansion in habitable space shall be reviewed and approved by the Board. This submission is to allow the board to review the expansion plans and the necessary variances to the proposed tanks.

The Applicants are proposing to remove the existing 3 bedroom dwelling and replace it with a new 3 bedroom dwelling. The sewage system was repaired back in 2020 which involved the Board approving several variances for the new leach facility to replace the previously failed leaching system. The 2020 repair utilized the existing 1,000 gallon septic tank and a 600 gallon pump chamber, while proposing to install a new leaching facility.

The current proposed project includes the replacement of the previous 1,000 gallon septic tank with 600 gallon pump chamber with a new 1,500 gallon septic tank and a Septi-Tech Treatment Unit – STAAR 0.5 Processor. The new tanks will be connected to the existing d-box with both the Box and the leach field remaining un-altered. The new dwelling footprint and proposed tank locations slightly improve the setback distances previously held by the existing system and dwelling. Please refer to the Plan for additional details and information.

The proposal does call for the replacement of the existing timber retaining wall, around the leach field, with a new concrete block retaining wall system. The existing field will not be altered. The proposed block wall will include the same poly liner currently in place for the timber wall.

The following are the variances being requested. Title 5 and Town of Harwich Variances:

310 CMR 15.211 Min. Setback Distances & Town of Harwich Sanitary Regulations:

1. Septic Tank is not 10 feet from Property Line
8' held 2' variance requested
2. Septic Tank is not 10 feet from Cellar Wall
6' held 4' variance requested
3. STAAR Unit is not 10 feet from Property Line
8' held 2' variance requested
4. STAAR Unit is not 10 feet from Cellar Wall
4' held 6' variance requested

Enclosed please find eight (8) copies of the Site & Sewage System Design Plan, the certified abutters list, a copy of the letter sent to the abutters, Application for Local Upgrade Approval, Assessors Map, Locus Map, and a check in the amount of \$125.

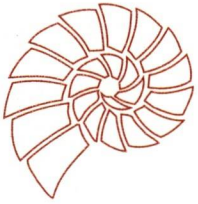
A representative from our office will be present at the Board of Health meeting on February 21, 2024 to answer any questions the Board may have.

Very truly yours,
J. M. O'REILLY & ASSOCIATES, INC.



John O'Reilly, P.E., P.L.S.
Principal

CC: Client



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

TO: Abutters

FROM: J. M. O'REILLY & ASSOCIATES, INC
John M. O'Reilly, P.E., P.L.S.

RE: 9 Hiawatha Road
Harwichport

DATE: February 7, 2024

On behalf of our clients Clifford & Rebecca Willy J. M. O'Reilly & Associates, Inc. requests the Harwich Board of Health to grant the following Variances to the State and Local Sanitary Regulations for construction of a new dwelling. The Applicants are proposing to remove the existing 3 bedroom dwelling and construct a larger 3 bedroom dwelling. Additional variances are being requested to allow for a new septic tank and sewage treatment unit for the new dwelling.

The following are the variances being requested. Title 5 and Town of Harwich Variances 310 CMR 15.211 Min. Setback Distances & Town of Harwich Sanitary Regulations:

1. Septic Tank is not 10 feet from Property Line
8' held 2' variance requested
2. Septic Tank is not 10 feet from Cellar Wall
6' held 4' variance requested
3. STAAR Unit is not 10 feet from Property Line
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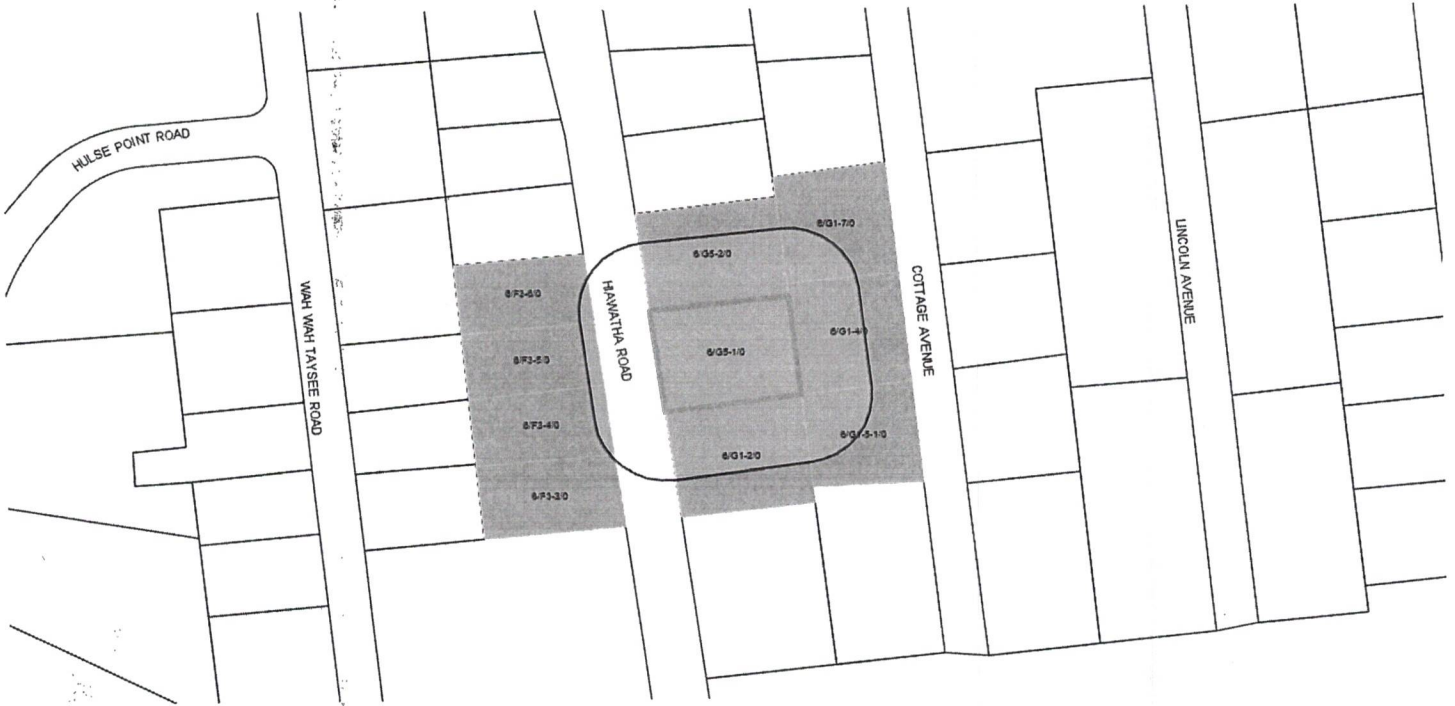
A hearing is scheduled with the Harwich Board of Health on February 21, 2024 @ 6:30 pm in Donn B. Griffin Room at Town Hall to discuss the proposal in greater detail.

If you plan to attend the hearing, please call (or check Town Website online) the Board of Health to confirm Date & time.

Thank you.

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

Town of HARWICH Abutters Within 50 feet of Parcel 6/G5-1/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
8170	6-F3-3-0-R	BOOTH CATHERINE A TR EILEEN F SULLIVAN IRREVOCABLE	8 HIAWATHA RD	42 FEDERAL HILL RD	HOLLIS	NH	03049
847	6-F3-4-0-R	COHEN SCOTT J & COHEN ANDRIA T	10 HIAWATHA RD	69 PRINCETON RD	ARLINGTON	MA	02474
848	6-F3-5-0-R	FOGAREN DAVID C TRS ET AL FOGAREN LISA M TRS	12 HIAWATHA RD	75 BIRCHWOOD RD	TEWKSBURY	MA	01876
849	6-F3-6-0-R	DEL TATTO CHARLES D & DEL TATTO MARY	14 HIAWATHA RD	14 HIAWATHA RD	HARWICH PORT	MA	02646
858	6-G1-2-0-R	BRASSARD ELLEN M TR ELLEN M BRASSARD 2007 TRUST	5 HIAWATHA RD	5 HIAWATHA RD	HARWICH PORT	MA	02646
859	6-G1-4-0-R	BURKE THOMAS J & BURKE REGINA A	12 COTTAGE AV	270 MURRAY AVE	DELMAR	NY	12054
860	6-G1-5-1-0-R	PAOLELLA LORRAINE A C/O PALELLA LORRAINE A TRS ET	8 COTTAGE AV	66 HIGH ST UNIT 24	GUILFORD	CT	06437
862	6-G1-7-0-R	MARTIN ESTHER S TRS ET AL CONNIFF JAMES D TRS	16 COTTAGE AV	96 HENDRICK RD	BOXFORD	MA	01921
889	6-G5-1-0-R	WILLY CLIFFORD N & WILLY REBECCAL	9 HIAWATHA RD	961 SWEETRUM VALLEY PLACE	LAKE MARY	FL	32745
890	6-G5-2-0-R	PLOTNER ANDREW G & PLOTNER KARRIN W	11 HIAWATHA RD	12 MAY ST	NEEDHAM	MA	02492

6-F3-3-0-R

BOOTH CATHERINE A TR
EILEEN F SULLIVAN IRREVOCABLE
42 FEDERAL HILL RD
HOLLIS, NH 03049

6-F3-4-0-R

COHEN SCOTT J &
COHEN ANDRIA
69 PRINCETON RD
ARLINGTON, MA 02474

6-F3-5-0-R

FOGAREN DAVID C TRS ET AL
FOGAREN LISA M TRS
75 BIRCHWOOD RD
TEWKSBURY, MA 01876

6-F3-6-0-R

DEL TATTO CHARLES D &
DEL TATTO MARY
14 HIAWATHA RD
HARWICH PORT, MA 02646

6-G1-2-0-R

BRASSARD ELLEN M TR
ELLEN M BRASSARD 2007 TRUST
5 HIAWATHA RD
HARWICH PORT, MA 02646

6-G1-4-0-R

BURKE THOMAS J &
BURKE REGINA A
270 MURRAY AVE
DELMAR, NY 12054

6-G1-5-1-0-R

PAOLELLA LORRAINE A
C/O PALELLA LORRAINE A TRS ET
66 HIGH ST UNIT 24
GUILFORD, CT 06437

6-G1-7-0-R

MARTIN ESTHER S TRS ET AL
CONNIFF JAMES D TRS
96 HENDRICK RD
BOXFORD, MA 01921

6-G5-1-0-R

WILLY CLIFFORD N &
WILLY REBECCA L
961 SWEETTRUM VALLEY PLACE
LAKE MARY, FL 32745

6-G5-2-0-R

PLOTNER ANDREW G &
PLOTNER KARRIN W
12 MAY ST
NEEDHAM, MA 02492