



**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](mailto:health@town.harwich.ma.us)

To: Planning Board  
From: Carrie Schoener, Senior Health Agent  
Date: December 28, 2021  
RE: Request for Departmental Input

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**Case #PB2022-03**

I have reviewed the Site Plan for the former Coachman Inn located at 744 Route 28 for the proposed re-use of the buildings to create employee housing and office space for Wychmere Beach Resort.

The Health Department will require a fully compliant title five septic system. Living quarters for staff must comply with *105 CMR 410.00 The State Sanitary Code Minimum Standards Of Fitness For Human Habitation*. Further details for the intended use of the dining/kitchen facilities will be requested to verify if licensing and inspection will be required.

Should you require further information, please do not hesitate to contact me.

**From:** [Amy Usowski](#)  
**To:** [Elaine Banta](#); [Bruce Young](#); [Chris Nickerson](#); [Dan Pelletier](#); [David LeBlanc](#); [Kathleen O'Neill](#); [Deputy Chief Kevin Considine](#); [Link Hooper](#); [SHicks Water Dept](#); [Tom Wingard](#)  
**Cc:** [Jon Idman](#)  
**Subject:** RE: Departmental Referral PB2022-03 Coachman, Special Permits, 774 Route 28  
**Date:** Monday, December 27, 2021 8:58:10 AM

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Any work within Floodplain or within the 200' Riverfront Area will require review by the Conservation Commission. The floodplain contour snakes through property and building. Any work to improve these structures will need to be less than 50% of the appraised value of the structure, or the entire structure will need to meet FEMA compliance. The 200' Riverfront Area is in the north west corner of the property. Any change to disturbance there would trigger review under the Massachusetts Rivers Act.

Amy Usowski  
Conservation Administrator  
Town of Harwich

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**From:** Elaine Banta  
**Sent:** Thursday, December 23, 2021 2:05 PM  
**To:** Amy Usowski <ausowski@town.harwich.ma.us>; Bruce Young <byoung@harwichfire.com>; Chris Nickerson <cnickhighway@comcast.net>; Dan Pelletier <dpelletier@harwichwater.com>; David LeBlanc <d.leblanc@harwichfire.com>; Kathleen O'Neill <koneill@town.harwich.ma.us>; Deputy Chief Kevin Considine <kconsidine@harwichpolice.com>; Link Hooper <lhooper@harwichdpw.com>; SHicks Water Dept <shicks@harwichwater.com>; Tom Wingard <twingard@town.harwich.ma.us>  
**Cc:** Jon Idman <jidman@town.harwich.ma.us>  
**Subject:** Departmental Referral PB2022-03 Coachman, Special Permits, 774 Route 28

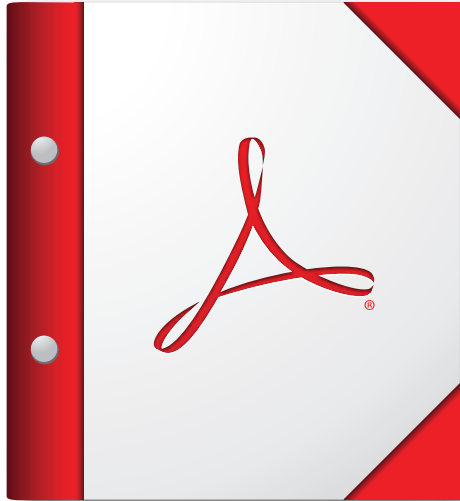
Merry Christmas all!

Please don't forget to reply all.

Thank you.

Elaine Banta  
Planning Assistant | 508-430-7511

Town Hall hours: Monday – Friday 8:30 AM – 4:00 PM  
Town of Harwich | Planning Department | 732 Main Street | Harwich, MA 02645



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## Elaine Banta

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**From:** Chris Nickerson <cnickhighway@comcast.net>  
**Sent:** Monday, January 3, 2022 9:48 AM  
**To:** Elaine Banta; Amy Usowski; Bruce Young; 'Dan Pelletier'; David LeBlanc; Kathleen O'Neill; Deputy Chief Kevin Considine; Link Hooper; 'SHicks Water Dept '; Tom Wingard  
**Cc:** Jon Idman  
**Subject:** RE: Departmental Referral PB2022-03 Coachman, Special Permits, 774 Route 28

Good Morning,

I mistook this as another property, DPW has no concerns

Chris Nickerson  
Road Manager

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**From:** Elaine Banta [mailto:ebanta@town.harwich.ma.us]  
**Sent:** Thursday, December 23, 2021 2:05 PM  
**To:** Amy Usowski <ausowski@town.harwich.ma.us>; Bruce Young <byoung@harwichfire.com>; Chris Nickerson <cnickhighway@comcast.net>; Dan Pelletier <dpelletier@harwichwater.com>; David LeBlanc <d.leblanc@harwichfire.com>; Kathleen O'Neill <koneill@town.harwich.ma.us>; Deputy Chief Kevin Considine <kconsidine@harwichpolice.com>; Link Hooper <lhooper@harwichdpw.com>; SHicks Water Dept <shicks@harwichwater.com>; Tom Wingard <twingard@town.harwich.ma.us>  
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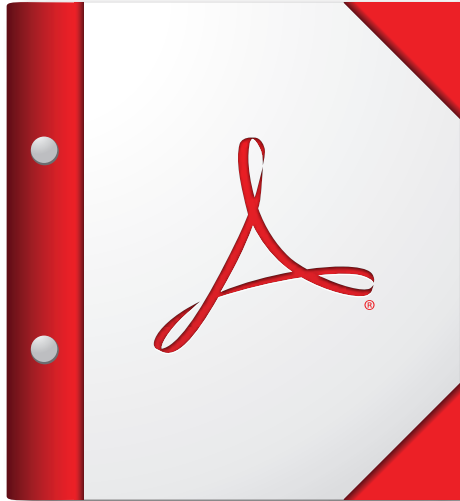
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Elaine Banta  
Planning Assistant | 508-430-7511

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## Elaine Banta

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**From:** Dan Pelletier <dpelletier@harwichwater.com>  
**Sent:** Monday, January 3, 2022 2:37 PM  
**To:** Elaine Banta; Amy Usowski; Bruce Young; Chris Nickerson; David LeBlanc; Kathleen O'Neill; Deputy Chief Kevin Considine; Link Hooper; Steve Hicks; Tom Wingard  
**Cc:** Jon Idman  
**Subject:** RE: Departmental Referral PB2022-03 Coachman, Special Permits, 774 Route 28

No concerns - water

Thank you,

Dan Pelletier | Superintendent of Water & Wastewater  
o. (508) 432-0304 x.110 | c. (774) 722-7963 | e. [dpelletier@harwichwater.com](mailto:dpelletier@harwichwater.com)  
[196 Chatham Road Harwich, MA 02645](http://196ChathamRoadHarwich,MA02645) | <http://harwichwater.com>



\* The Commonwealth of Massachusetts Secretary of State has determined that e-mail is a public record

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