

EASTWARD COMPANIES

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HARWICH, MA

2022 AUG 22 P 1:59

August 22, 2022

Harwich Planning Board
Town Hall
732 Main Street
Harwich, MA 02645

**RE: Bascom Hollow – East Harwich
Modification of Definitive Subdivision Plan – Filing Package**

Dear Members of the Board:

Eastward MBT LLC, Trustee of Eastward Homes Business Trust, William Marsh, Manager, is submitting the following items for your review of the proposed Modification request on Tuesday, October 14, 2022:

1. Two (2) completed applications – Form B-1
2. Filing Fee consistent with the fee schedule
3. Eleven (11) 11 x 17 copies of the Bascom Hollow Plan & Profile
4. PB Decision PB2018-13 Definitive Subdivision Plan Approval dated March 29, 2018
5. Abutter's List (from Assessor's Office)

The Planning Board approved the 8-lot Definitive Subdivision Plan on May 29, 2018, and a sidewalk was shown on the Plan & Profile to be installed along the north side of the subdivision road, within the road layout, in front of Lots 1, 2, 3, 4, 5, and 6. The sidewalk has generally been constructed as each lot has been developed and driveways installed.

We are now building the new home on Lot 4 and will install the sidewalk in front of this lot to connect with the existing sidewalk in front of Lots 1 – 3. Lots 5 and 6 have been developed with homes that have been occupied for the last few years. This section of sidewalk was not constructed and, Eastward Companies, along with these homeowners, are requesting that the remaining section not be required, with the exception of the easterly side of Lot 5 up to the existing driveway on Lot 5, which Eastward would complete while doing the sidewalk on Lot 4.

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

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We are requesting the waiver of the remaining section of sidewalk (98 linear feet) for the following reasons:

1. As stated earlier in this letter, Lots 5 and 6 have been developed and landscaped for a few years. Installing a sidewalk at this point, would disturb the lawns, irrigation systems, landscape lighting, and mature plantings along the frontages of these lots. We feel that disturbing the existing, mature plantings in front of Lots 5 and 6 with the installation of more pavement does not makes sense, environmentally or financially.
2. The subdivision road is not heavily used and is a very quiet street.
3. Bascom Hollow is not a long subdivision road and there is no possibility or plans for future extension of the road.
4. We don't believe that this section of sidewalk would be used, as residents have told us that the existing sidewalk is not used by pedestrians on the street.
5. Any pedestrians coming from the homes at the cul-de-sac can easily access the existing section of sidewalk to make their way to Orleans Road without conflicts with vehicular traffic on the street.

We are also requesting a waiver of the required Municipal Lien Certificate and larger plan submission with this filing package.

If you should have any questions or need additional information for your review, please do not hesitate to contact me. We appreciate the Board's consideration of our request.

Sincerely,



Susan B. Ladue
Regulatory Specialist

cc: William Marsh, President