

EASTWARD COMPANIES

May 18, 2021

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

**RE: Hidden Cove – Request for Modification of Use Special Permit
Decision PB2013-24**

Dear Members of the Board:

Eastward Companies is requesting that the Use Special Permit for the Hidden Cove/Crocker Rise Open Space Residential Development (OSRD) be modified to authorize Lot 12 (#26 Crocker Rise) to have its access off of the shared driveway with Lots 13 and 14. The shared driveway for Lots 13 and 14 was approved under the prior OSRD Use Special Permit/ Subdivision Plan approval, by way of the note on the approved plan.

We've submitted the attached information for the Planning Board's review of our request:

1. Recorded Modification Subdivision Plan – 2013
2. Recorded Planning Board Decision - 2013
3. Proposed Site Plan for 26 Crocker Rise showing proposed driveway connection to shared driveway - 4-22-21
4. Driveway Easement Plan - 2020

We're requesting a modification of the special permit decision because we feel that the proposed shared driveway, as shown on the attached site plan, will:

1. Be superior to creating an additional driveway opening onto the Crocker Rise cul-de-sac.
2. Maintain the rural character of the lot, create less disturbance to the topography of the lot and maintain the natural buffer at the front of this lot.
3. Provide safe access to all homes using the shared driveway.

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The attached easement plan is provided to show that we've planned for the proposed driveway with an existing easement to the shared driveway. We've applied for the required MLC and the abutter's list.

Thank you for your consideration of our request. If you should have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Susan B. Ladue".

Susan B. Ladue
Regulatory Specialist