



# 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)

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HARWICH, MA

2022 SEP 20 P 12: 0

July 17, 2019

Hybrid Built Home, LLC  
76 Kilby Street  
Hingham, MA 02043



**RE: 7 Lot Preliminary Subdivision Plan  
Off Littlefield Pond Road**

At a meeting of the Board of Health on July 9, 2019, a discussion took place regarding a request to consider a 7 lot preliminary subdivision plan prepared by Down Cape Engineering, Inc., dated June 10, 2019. The Board unanimously voted to approve the preliminary subdivision plan request with the following conditions:

1. The Harwich Board of Health will not consider any variances from Title 5 or Harwich Board of Health Regulations for any of the lots.
2. The lots are restricted to one bedroom per 10,000 square feet.
3. The subdivision will be served by town water.

Sincerely,

Meggan Eldredge, R.S., C.H.O  
Health Director

CC: Down Cape Engineering, 939 Route 6a, Yarmouthport, MA 02675 X  
Christopher W. Our, 56 Obed Brooks Road, Harwich, MA 02645  
Janet Shea Our, 56 Obed Brooks Road, Harwich, MA 02645  
Bryan Blanchard, 23 Skipper Shea Lane, Harwich, MA 02645  
Scott Owen Our, 101 Lovers Lane, Harwich, MA 02645  
Planning Board

**Town of Harwich Engineering Department Comments, July 30, 2019**

PB2019-25 Our, Giarrusso, Our, Blandard, Our

7 Lot Preliminary Subdivision

- The project appears to be within priority and estimated habitats of rare wildlife, therefore a permit/approval from Natural Heritage Endangered Species Program will be required.
- A sidewalk is required for Minor Roadways. A sidewalk does not appear to be proposed, a waiver will be required to eliminate the sidewalk. If a sidewalk is included in the definitive design, consideration to the maximum roadway slope of less than 5% is recommended.
- The Engineering Department recommends that the proponent review the subdivision design standards and identify the relief/waivers that may be required.
- Stormwater Management Drainage Calculations
  - The Engineering Department recommends that a hydrologic pre- and post-development drainage analysis with supporting calculations documenting compliance with the Massachusetts Department of Environmental Protection (DEP) Stormwater Management Handbook be provided with the Definitive filing.
    - NOAA Atlas 14 rainfall data is recommended to be utilized for the drainage analysis.
    - A closed piping analysis is recommended to be included.



**LOCUS MAP**

SCALE 1"=200 FEET  
 MAP 77 PARCEL C29, C30, C32  
 ASSESSORS MAP 65 PARCEL R2, R3

**ZONING SUMMARY**

ZONING DISTRICT: RR DISTRICT REQUIRED:  
 MIN. LOT SIZE: 40,000 SF (0.92 AC.)  
 MIN. FRONT SETBACK: 25'  
 MIN. SIDE SETBACK: 20'  
 MIN. REAR SETBACK: 20'  
 MAX. BUILDING HEIGHT: 30'  
 MAX. BUILDING COVERAGE: 15%  
 LOT WIDTH: 100 FEET  
 \*35' FRONTAGE AT PANHANDLE

**REFERENCES**

DEED BOOK 28228 PAGE 215  
 DEED BOOK 30077 PAGE 308  
 DEED BOOK 30127 PAGE 311  
 DEED BOOK 30127 PAGE 308  
 DEED BOOK 30127 PAGE 311  
 PLAN BOOK 588 PAGE R3  
 PLAN BOOK 672 PAGE R3  
 PLAN BOOK 672 PAGE R3

**OWNER OF RECORD**

78 KELLY ST. HOME LLC  
 HINGHAM, MA 02043  
 CHRISTOPHER W OIR  
 100 WILSON ST  
 HAWKESBURY, MA 02043  
 JANET SHEA OIR  
 56 CED BROOKS RD  
 HAWKESBURY, MA 02043  
 BRYAN BLANCHARD  
 939 WOOD ST  
 HAWKESBURY, MA 02043  
 SCOTT OWEN OIR  
 101 LOCKERS LN  
 HAWKESBURY, MA 02043

**PRELIMINARY  
 SUBDIVISION PLAN OF LAND  
 OFF LITTLEFIELD POND ROAD  
 HARWICH, MA**

PREPARED FOR  
**R.BOUR CO. ET AL**

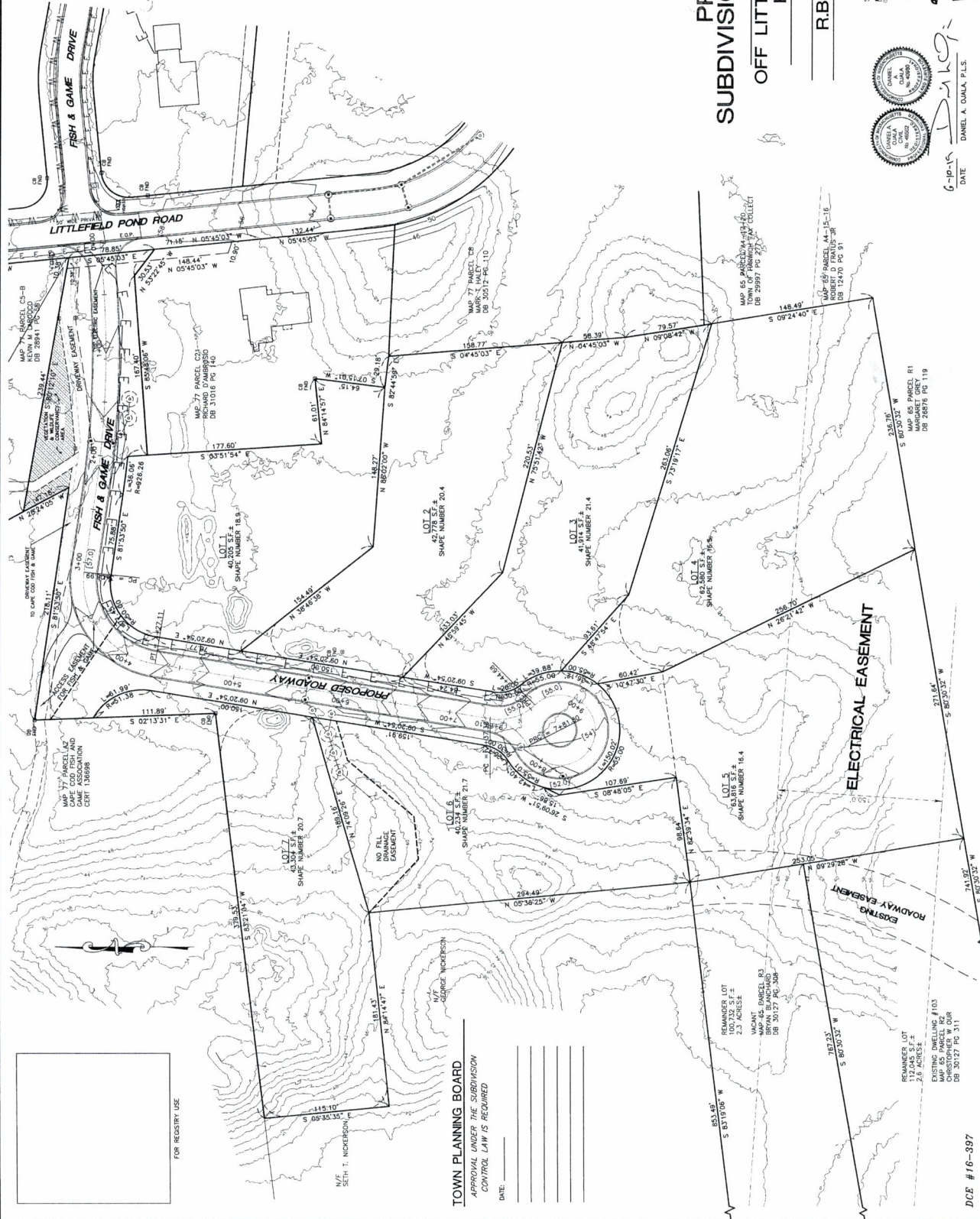
DATE: JUNE 10, 2019

Scale: 1"=40'



**Daniel A. Oulak**  
 DATE: 6-10-19  
 DAMEL A. OULAK, P.L.S.

**down cape engineering, inc.**  
 civil engineers  
 land surveyors  
 939 WOOD ST  
 HAWKESBURY, MA 02043



**TOWN PLANNING BOARD**  
 APPROVAL UNDER THE SUBDIVISION  
 CONTROL LAW IS REQUIRED

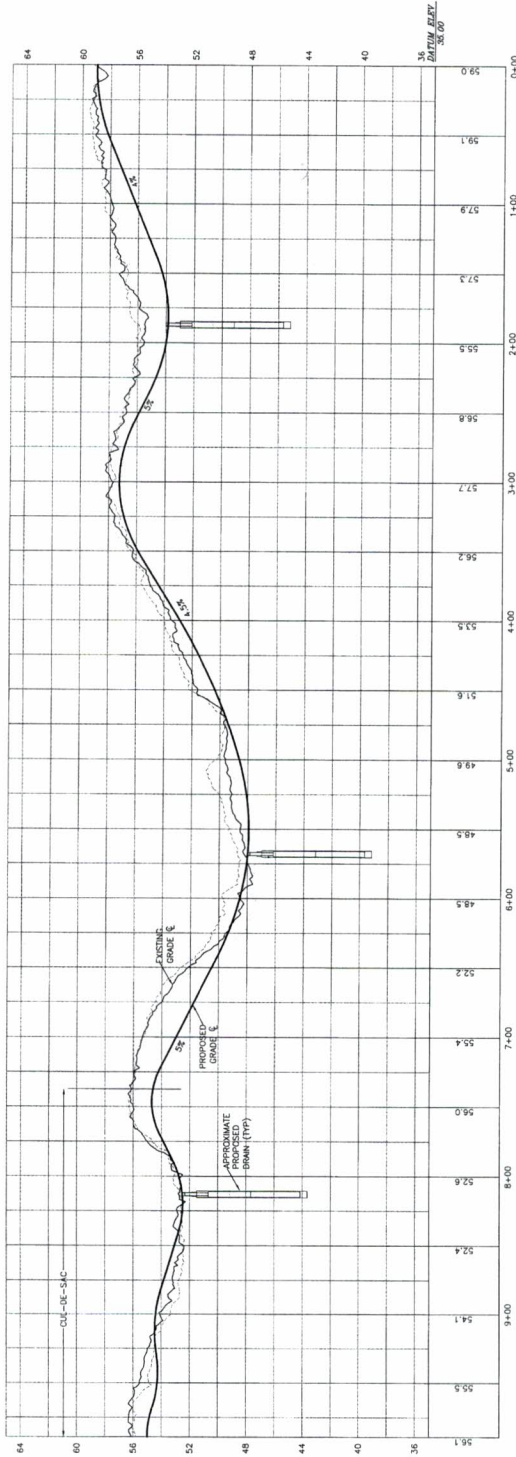
DATE: \_\_\_\_\_



FOR REGISTRY USE



LOCUS MAP  
SCALE 1"=2000'



ROADWAY PROFILE  
SCALE: HORIZONTAL 1"=40' VERTICAL 1"=4'

ROADWAY PROFILE  
TO ACCOMPANY  
**PRELIMINARY  
SUBDIVISION PLAN OF LAND**  
OFF LITTLEFIELD POND ROAD  
HARWICH, MA

PREPARED FOR  
**R.B.OUR Co. ET AL**

DATE: JUNE 10, 2019



**down cape engineering, inc.**  
Civil Engineers  
339 Main Street (Rte 6A)  
YARMOUTHPORT, MA 02875

DATE: 6-10-19  
DANIEL A. OUNLA, P.E.  
Professional Engineer Seal  
DANIEL A. OUNLA, P.E.  
Professional Engineer Seal  
DANIEL A. OUNLA, P.E.  
Professional Engineer Seal