

PB 2022-25

TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION
SUBDIVISION FORM B-1



TO THE TOWN CLERK, HARWICH, MA

DATE 11/8/2022

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	27 Soundview LLC & Jane C. Ayoub
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	David Lyttle PLS Ryder & Wilcox, Inc.
Street/PO Box	PO Box 439
Town, ST, Zip	South Orleans, MA 02662
Phone	508-255-8312
Fax	508-240-2306
E-mail	davidlyttle@ryder-wilcox.com

The applicant is one of the following: (please check appropriate box)

- Owner Tenant* Prospective Buyer* Representative for Owner/Tenant/Buyer
 Other* _____ *Written permission of the owner(s).

All other forms and information as required in the Harwich Code §400 shall be submitted as part of this application including municipal lien certificate(s), available through the Tax Collector's Office.

Authorization

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning Bylaws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

 Applicant (Representative)

Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT

TOWN CLERK

Case #

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PART B – PROJECT LOCATION

Street Address	23 & 27 Soundview Rd	
Village		Zip Code
Map	26	Parcel L1-9 & L1-10
Zoning District(s)	R-M	
Frontage (linear feet)	100, Each Lot	
Total land area (SF)	See Plan	
Upland (SF)	See Plan	Wetlands (SF) See Plan
Number of lots and/or parcels	Existing: 2	Proposed: 2

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The owner's title to said land is derived under deed from _____ dated _____, and recorded in the Barnstable Registry of Deeds Book and Page **Bk 32390 Page 9 and Book 24459 Page 254** or registered in Barnstable County Land Court Certificate of Title No. _____

PART C – PROJECT DESCRIPTION

Number of Lots and/or Parcels: Existing 2 Proposed 2

The undersigned owners of all land described herein submitted in the accompanying plan entitled:

Division of Land in Harwich, MA prepared for 27 Soundview LLC and Jane C. Ayoub and dated Nov. 7, 2022.

request a determination and endorsement by said Board that approval by it under the **Subdivision**

Control Law MGL Ch. 41 Sec. 81K-GG: (check as appropriate)

is required (complete Part C.1 Subdivision) or is NOT required (complete Part C.2 ANR)

PART C.1 – Planning Board Approval is Required -Subdivision

1. The accompanying plan is a (check one): Preliminary plan

Definitive without a preliminary plan

Definitive following a Preliminary plan filed on _____ /case # PB _____

Modification of a Definitive plan approved on _____ /case # PB _____

Rescission of a Definitive plan approved on _____ /case # PB _____

2. The applicant is also requesting a **Special Permit** to accompany the proposed plan for the following (check all that apply): USE -Does not require Site Plan Review

___ Open Space Residential Development ___ Flexible Cluster Development/Six Ponds Special

District ___ Accessory Apartment ___ Two-Family Dwellings ___

Other _____

OVERLAY DISTRICT

___ Water Resource Protection ___ Six Ponds

___ Harwich Center ___ Village Commercial (Harwich Port)

**Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. this requires separate filing with the Historic District Commission. Please inquire with the Building Department for forms and instructions.*

PART C.2 – Planning Board Approval is Not Required -ANR

The accompanying plan does not require approval by the Planning Board because:

1. The lots are created on an approved way, with proper frontage and are served by safe and adequate access as follows:

a. Every lot shown on the plan has frontage of at least such distance as is presently required by the Zoning Code of the Town of Harwich under Article VI: §325-15 and §325-16; Table 2 which requires _____ feet for erection of a building on such lot, **and**;

b. The lots shown on such plan front on one of the three types of ways specified in Chapter

41, Section 81L, MGL, **and**; a public way or a way that the Harwich Town Clerk certifies is maintained and used as a public way namely _____, or a way shown on a plan previously approved and endorsed in accordance with the subdivision control law namely _____ on _____ and subject to the following conditions _____; or a private way in existence on March 25, 1949, the date when the subdivision control law became effective in the Town of Harwich, and

c. The public or private way named above has, in the opinion of the Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the land abutting or served thereby, and for the installation of municipal service to serve such land and the buildings existing thereon to be erected.

PROOF OF SAFE AND ADEQUATE ACCESS – Please attach all necessary documentation to this application for:

Determination of Safe and Adequate Access for existing conditions Satisfaction of Safe and Adequate Access for proposed conditions

2. The accompanying plan is not a subdivision because the plan does not show a division of land.

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely an equal area land swap which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by Zoning Code of the Town of Harwich under Article VI: §325-15 and §325-16, Table 2 which requires _____ feet.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to March 25, 1949 the date when the subdivision control law went into effect in the Town of Harwich and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

5. Other reasons or comments: (See MGL, Ch41, §81-L)

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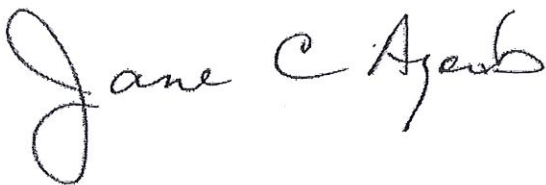
Town of Harwich Planning Board
Harwich Town Hall
732 Main Street
Harwich, MA 02645

November 7, 2022

Dear Planning Board,

This letter is to notify you that I authorize David Lyttle to represent me before the Harwich Planning Board in connection with the ANR plan for 27 Sound View LLC.

Sincerely



Jane C. Ayoub
23 Sound View Road
Harwich, Massachusetts 02645

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