

COMMONWEALTH OF MASSACHUSETTS
TOWN OF HARWICH PLANNING BOARD
PRELIMINARY SUBDIVISION PLAN-RESIDENTIAL
NOTICE OF APPROVAL/ DECISION

RECEIVED
TOWN CLERK
HARWICH, MA

2023 AUG 17 P 2:33

Case No.: PB2023-22
Applicant/ Owner: Eastward MBT, LLC, Trustee, Eastward Homes Business Trust
dba Eastward Companies
Title: Deed Book 31541/310, 30969/272
Property Address: 1594 Orleans Rd and 1598 Orleans Rd (Map 107 Parcels S2-1 and S2-2)
Decision Date: August 8, 2023

Findings

1. The subject property consists of 2 wooded, undeveloped parcels. 1594 Orleans Road is a 4.99 acre (217,295 sf) lot with 239.607 linear feet of frontage on Orleans Road. 1598 Orleans Road is a 3.83 acre (166,688 sf) lot with 172.943 linear feet of frontage on Orleans Road adjacent to the previously described lot.
2. The upland total area of both lots is approximately 8.82 acres located off the west side of Orleans Road north of the Huckleberry Path neighborhood.
3. Applicant Eastward Companies has submitted a preliminary plan to subdivide the property pursuant to MGL Ch. 81 s. 41S and Harwich Code Ch. 400, Article II. The subdivision would create eight (8) single family residential building lots. Lot access would be from a new subdivision road, yet to be named.
4. The property is located in the Rural Residential (RR) zoning district and the Zone II Drinking Water Resource Protection (“DWRPD”) zoning district.
5. The proposed plan is a conventional grid residential subdivision which use is permitted ‘by right’ in the DWRPD subject to the requirements set out in section 325-51E of the Harwich Code. No special permit is required.
6. No wetlands appear to exist on the subject property.
7. The proposed building lots, roadway and drainage areas are located entirely outside wetlands and wetland buffers.
8. The Applicant has prepared and submitted a conventional grid subdivision as a basis for establishing the number of proposed building lots. The grid plan complies, without the need for waivers or variances, with the applicable dimensional and design provisions of the Harwich Subdivision Rules and Regulations (Harwich Code Chapter 400, Article II, Sections 10A. & B, 11B) and Harwich Zoning Bylaw (Harwich Code, Chapter 325, Section 51E and Tables/ Attachments 1, 2 & 3).
9. The proposed conventional grid subdivision, including the roadway, drainage facilities, open space parcels and building lots, is consistent with the applicable dimensional and design provisions of the Harwich Subdivision Rules and Regulations (Harwich Code Chapter 400, Article II, Sections 10A.& B, 11B) and Harwich Zoning Bylaw (Harwich Code, Chapter 325, Section 51E and Tables/ Attachments 1, 2 & 3). Of particular emphasis:
 - a. Road length is less than the maximum 1200 LF allowed;
 - b. The property does not appear to be mapped in a special flood hazard zone.
10. Plan sheets submitted in support of preliminary conventional subdivision plan approval are as follow:
 - “Preliminary Subdivision Plan, Orleans- Harwich Rd. (Rte. 39), East Harwich, MA,” Prepared for Eastward Homes MBT, LLC., prepared by Stone Tree Engineering, dated 6/19/23, stamped 6/20/23;

- Existing conditions Plan, Subdivision Plan, Layout & Materials Plan, Grading & Utilities Plan, Roadway Plan and Profile Plan;
11. The plan application was accepted by the Town on 6/20/23.
 12. The Board held a public meeting on the plan August 8, 2023.
 13. This Conventional Grid Subdivision preliminary plan has been prepared consistent with the applicable requirements of the Harwich Code.

RECORD OF VOTE/ DETERMINATION

Present, acting and voting on the matter at its hearing session on **August 8, 2023** were members Mr. Berry, Chair; Mr. Chadwick; Ms. Maslowski; Ms. Clark Tucker and Ms. Brutti.

On a motion from Ms. Maslowski, seconded by Mr. Chadwick, the Board voted unanimously (5-0-0) in Case No. 2023-22 to approve the preliminary subdivision plan for the proposed 8-lot residential grid subdivision off Orleans Road (1594 – 1598) for applicant Eastward Companies, subject to the recommended conditions of approval set out below:

Conditions of Approval

1. The Applicant shall obtain a Local Stormwater Permit for the definitive plan and the proposed drainage system for the definitive plan shall conform to the Local Stormwater Permit requirements (See Harwich Local Stormwater and Illicit Discharge Regulations) in addition to those drainage requirements set out in the Harwich Subdivision Rules and Regulations.
2. The Applicant shall include a legend of all symbols and plans on the definitive plan.
3. The Applicant shall identify and list all subdivision waivers or incentives requested under Harwich Code Section 325-51E(8) and Chapter 400, Article II in the definitive plan application and on the plan.
4. The Applicant shall stake the subject property for the Planning Board and staff’s viewing prior to definitive plan review, identifying its boundaries and other land features relevant to review such as the proposed roadway and wetlands resources affecting the site.
5. The Applicant shall provide three proposed road names in the definitive plan application, with the preferred name listed on the definitive plan.



 Craig Chadwick, Vice Chair

This Decision has been filed with the Town Clerk on: August 17, 2023.



 Town Clerk