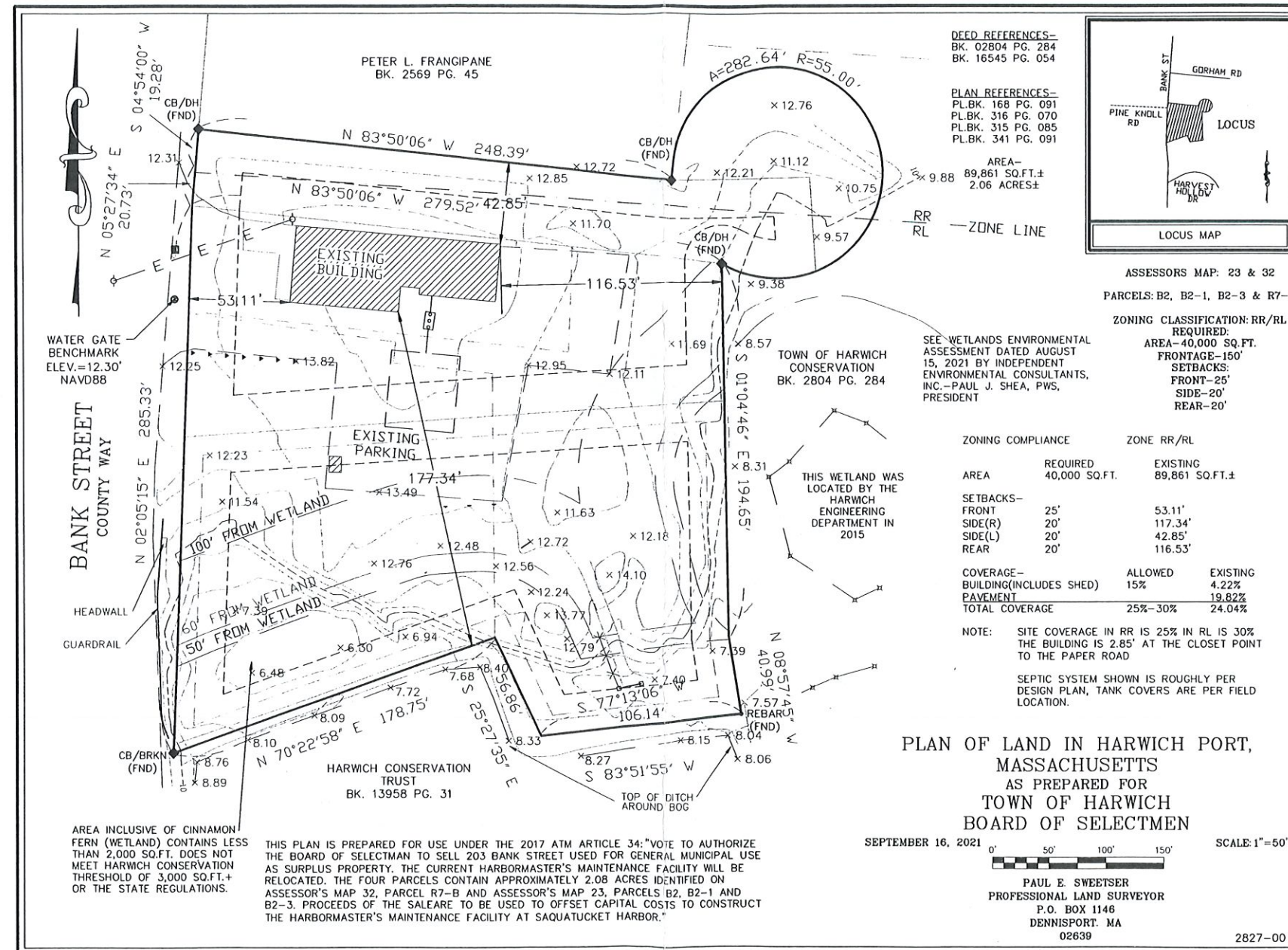


RECEIVED
TOWN CLERK
HARWICH, MA

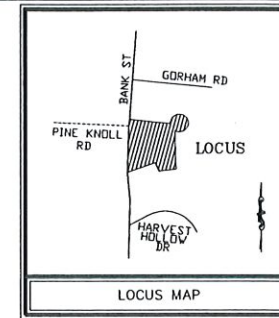
2023 JUL 11 P 1:45



DEED REFERENCES-
BK. 02804 PG. 284
BK. 16545 PG. 054

PLAN REFERENCES-
PL.BK. 168 PG. 091
PL.BK. 316 PG. 070
PL.BK. 315 PG. 085
PL.BK. 341 PG. 091

AREA-
89,861 SQ.FT.±
2.06 ACRES±



ASSESSORS MAP: 23 & 32
PARCELS: B2, B2-1, B2-3 & R7-B

ZONING CLASSIFICATION: RR/RL
REQUIRED:
AREA-40,000 SQ.FT.
FRONTAGE-150'
SETBACKS:
FRONT-25'
SIDE-20'
REAR-20'

SEE WETLANDS ENVIRONMENTAL
ASSESSMENT DATED AUGUST
15, 2021 BY INDEPENDENT
ENVIRONMENTAL CONSULTANTS,
INC.-PAUL J. SHEA, PWS,
PRESIDENT

ZONING COMPLIANCE	REQUIRED	EXISTING
AREA	40,000 SQ.FT.	89,861 SQ.FT.±
SETBACKS- FRONT	25'	53.11'
SIDE(R)	20'	117.34'
SIDE(L)	20'	42.85'
REAR	20'	116.53'
COVERAGE- BUILDING(INCLUDES SHED)	15%	4.22%
PAVEMENT		19.82%
TOTAL COVERAGE	25%-30%	24.04%

NOTE: SITE COVERAGE IN RR IS 25% IN RL IS 30%
THE BUILDING IS 2.85' AT THE CLOSEST POINT
TO THE PAPER ROAD

SEPTIC SYSTEM SHOWN IS ROUGHLY PER
DESIGN PLAN, TANK COVERS ARE PER FIELD
LOCATION.

PLAN OF LAND IN HARWICH PORT,
MASSACHUSETTS
AS PREPARED FOR
TOWN OF HARWICH
BOARD OF SELECTMEN

SEPTEMBER 16, 2021 SCALE: 1"=50'



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA
02639

2827-00

AREA INCLUSIVE OF CINNAMON
FERN (WETLAND) CONTAINS LESS
THAN 2,000 SQ.FT. DOES NOT
MEET HARWICH CONSERVATION
THRESHOLD OF 3,000 SQ.FT.±
OR THE STATE REGULATIONS.

THIS PLAN IS PREPARED FOR USE UNDER THE 2017 ATM ARTICLE 34: "VOTE TO AUTHORIZE
THE BOARD OF SELECTMAN TO SELL 203 BANK STREET USED FOR GENERAL MUNICIPAL USE
AS SURPLUS PROPERTY. THE CURRENT HARBORMASTER'S MAINTENANCE FACILITY WILL BE
RELOCATED. THE FOUR PARCELS CONTAIN APPROXIMATELY 2.08 ACRES IDENTIFIED ON
ASSESSOR'S MAP 32, PARCEL R7-B AND ASSESSOR'S MAP 23, PARCELS B2, B2-1 AND
B2-3. PROCEEDS OF THE SALE ARE TO BE USED TO OFFSET CAPITAL COSTS TO CONSTRUCT
THE HARBORMASTER'S MAINTENANCE FACILITY AT SAQUATUCKET HARBOR."