

TOWN OF HARWICH PLANNING DEPARTMENT



PLANNING BOARD APPLICATION
SUBDIVISION FORM B-1

TO THE TOWN CLERK, HARWICH, MA DATE 9/25/23

PART A – APPLICANT INFORMATION/AUTHORIZATION

<u>Applicant Name(s)</u>	Eastward MBT LLC, Trustee Eastward Homes Business Trust
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Eastward Companies Susan Ladue, Regulatory Specialist
Street/PO Box	155 Crowell Road
Town, ST, Zip	Chatham, MA 02633
Phone	Cell 508-326-3684
Fax	N/A
E-mail	sladue@eastwardco.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).**

*See attached signed P&S Agreement

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 By-laws 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.

Susan B. Ladue
 Applicant
 Regulatory Specialist, Eastward Companies

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

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
Case #	

* Plan is being modified to relocate Drainage Easement 2

PART B – PROJECT LOCATION

Street Address	2 Dorset Drive		
Village	East Harwich	Zip Code	02645
Map	98	Parcel	B1-1
Zoning District(s)	RR and DWRPD/Zone II		
Frontage (linear feet)	552.11 feet of frontage on Orleans Rd/Route 39 & Dorset Drive		
Total land area (SF)	45,192 s.f.		
Upland (SF)	45,192 s.f.	Wetlands (SF)	0
Number of lots and/or parcels	Existing: 1	Proposed:	0

The owner's title to said land is derived under deed from David & Laura Bascom, dated 6/20/23, and recorded in the Barnstable Registry of Deeds Book and Page 35850/269 or registered in Barnstable County Land Court Certificate of Title No. N/A.

PART C – PROJECT DESCRIPTION *Plan is being modified to relocate

Number of lots and/or parcels	drainage easement 2	
	Existing: 1	Proposed: 0

The undersigned owners of all land described herein submitted in the accompanying plan entitled Modification Subdivision Plan Prepared for Eastward Homes and dated 8/2/23,

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

- The accompanying plan is a (check one):
 - Preliminary plan
 - Definitive without a preliminary plan
 - Definitive following a Preliminary plan filed on _____/case # PB _____ Agreement & Covenant
 - Modification of a Definitive plan approved on 4/25/23 /case # PB Book 35840, Page 151
 - Rescission of a Definitive plan approved on _____/case # PB PI Bk 700, Pg 73
- 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
 - ___ Harwich Center
 - ___ Six Ponds
 - ___ 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 _____ 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)*



September 25, 2023

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

**RE: 2 Dorset Drive – East Harwich
Modification of Definitive Subdivision Plan – Filing Package**

Dear Members of the Board:

Eastward MBT LLC, Trustee of Eastward Homes Business Trust, William Marsh, Manager, is submitting the following items for your review of the proposed Modification request on Tuesday, October 24, 2023:

1. Two (2) completed applications – Form B-1
2. Filing Fee consistent with the fee schedule
3. Six (6) full size copies of the proposed Modification Plan set
4. Eleven (11) 11 x 17 copies of the Modification Plan
5. Two (2) copies of Modification Plan at 1" = 100'
6. Two (2) copies of drainage calculations – No change from previous submission
7. Flash drive with dwg of Modification Plan
8. 2023 Recorded Modification Plan
9. 2023 Recorded Planning Board Agreement & Covenant
10. 2023 Recorded Planning Board Modification Decision
11. Eastward's Deed for Subject Property
12. Abutter's List Request (List from Assessor's Office)
13. MLC Request (MLC from the Tax Collector's/Treasurer's Office)

The Dorset Road subdivision is located in East Harwich, off of Orleans Road, almost directly across from our subdivision, Bascom Hollow. It is also located in the RR zone and the Drinking Water Resource Protection District (DWRPD). The Planning Board approved the

155 CROWELL ROAD, CHATHAM, MA 02633 508-945-2300

September 25, 2023

Page 2

Modification Plan for this subdivision in April, 2023, which reconfigured the existing building lots and shortened and paved the subdivision road.

We are now requesting to modify the subdivision plan to relocate Drainage Easement 2 which is located on Lot 1A (2 Dorset Drive). This proposal will shift the drainage easement approximately 70 – 75' to the west along the lot frontage, allowing for better placement of the future home and driveway on the lot, further from Orleans Road and closer to the cul-de-sac, without the driveway crossing over the drainage structures. We have submitted the approved drainage calculations because the proposed structures have not changed, they only moved along the same lot frontage and will be receiving the same stormwater runoff.

We are requesting the following waiver:

1. Similar to our original Modification request, a waiver from the required 1" = 40' maximum plan scale to 1" = 80' in order to get the entire subdivision on one sheet.

If you should have any questions or need additional information for your review, please do not hesitate to contact me. We appreciate the Board's consideration of our request.

Sincerely,



Susan B. Ladue
Regulatory Specialist
sladue@eastwardco.com
508-326-3684

cc: William Marsh, President

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Witness our hands and seal this 7th day of June 2023. C O P Y



David W. L. Bascom




Laura Bascom

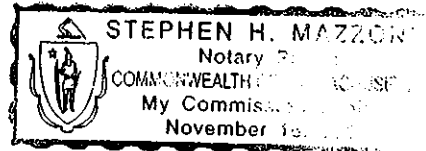
Commonwealth of Massachusetts

County: Barnstable

On this 7th day of June 2023, before me, the undersigned notary public, personally appeared **David W. L. Bascom and Laura Bascom**, proved to me through satisfactory evidence of identification, which were MA driver's licenses or [] _____, to be the persons whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public: Stephen H. Mazzoni
My Commission Expires: 11/16/23



A TRUE COPY ATTEST:

Emily Mitchell

Bk 35840 Pg 148 #23676
06-14-2023 @ 01:00p

TOWN CLERK OF



TOWN OF HARWICH PLANNING BOARD

Duncan Perry Chair, Craig Chadwick Vice Chair, David Harris, Mary Maslowski,
Anne Clark Tucker and Emily Brutti, Members; Harry Munns, Alt. Member

NOT A N
Certificate of Action
SPECIAL PERMIT APPROVAL
NOT A N
OFFICIAL
COPY

May 3, 2023

Eastward MBT, LLC.
ATT: Susan Ladue
155 Crowell Road
Chatham, MA 02633

RECEIVED
TOWN CLERK
HARWICH, MA
2023 MAY 10 A 8:38

Dear Ms. Ladue,

Please be advised that at a duly advertised, posted and noticed public hearing opened on March 14, 2023 and continued until April 11, 2023 and April 25, 2023, the Harwich Planning Board (the 'Board') **voted unanimously to approve** the requested Modification of an approved 4-lot definitive subdivision (Case PB2007-24) along with requested waivers in accordance with MGL c. 41 Section 81U and Harwich Subdivision of Land and Site Plan Special Permit Regulations for lots designated by the Harwich Assessor's Map 98, Lots B1-1, B1-2 and B1-3 at 2, 6 and 10 Dorset Drive, according to the plans provided.

Case No.: PB2023-06

Applicants: Eastward MBT, LLC

Location: Dorset Drive

Assessors: Map 98, Parcel B1-1, B1-2 and B1-3

Owner: Eastward MBT, LLC, Trustee, Eastward Homes Business Trust

Zoning District(s): Residential Rural (RR), Drinking Water Recharge Protective District (DWRPD)

Deed Reference: Lot 1 David W.L. Bascom & Laura Bascom - Deed Book 23743, Page 190
Lot 2 Kimberly J. Veach - Deed Book 27642, Page 111
Lot 3 Diane Bascom - Deed Book 34211, Page 296
Original Subdivision - Plan Book 620 Page 88

Decision Date, April 25, 2023

SUMMARY OF PROCEEDINGS:

The public hearing in this matter was opened on Tuesday, March 14, 2023 at 6:30 PM in the Griffin Room at Town Hall as well as via remote participation using GoToMeeting and continued

until April 11, 2023 with no testimony taken. The hearing was continued until April 25, 2023. Due notice was given to all abutters within 300' of the Subject Property deemed affected as shown on the latest tax rolls of the Town, as well as the four abutting Towns and by publication in the Cape Cod Chronicle on February 23, 2023 and March 2, 2023. The plans were distributed to the Health Department, Conservation Department, Highway Department, Police, Fire and Water Departments for comments. Comments received by each were distributed back to the applicant's agent and to the Board members.

Acting and voting on the matter were: Duncan Berry, Craig Chadwick, David Harris, Emily Brutti, Ann Clark Tucker and Harry Munns. All votes were roll call votes.

Susan Ladue and Bill Marsh of Eastward Companies along with Dave Clark of Clark Engineering presented the case to the Planning Board. The Board reviewed the materials and asked for clarifications and details. The Board then opened the hearing for public comments. After accepting testimony from all parties having an interest in the case, the Board voted to close the public hearing. The vote was unanimous. The members then deliberated and reviewed the criteria for granting a Modification of a Definitive Subdivision in accordance with MGL c. 41 Section 81U and the Harwich Subdivision of Land and Site Plan Special Permit Regulations for the properties at 2, 6 and 10 Dorset Drive.

The decision in this matter is based upon the application, supporting documentation, public testimony and evidence provided at the hearing. Copies of the official records are located in the Planning Department files and are incorporated into the record by this reference.

Information Submitted

- Narrative from the Applicants;
- Completed application form A;
- Filing fee;
- Municipal Lien Certificates for each property;
- Site Plan prepared by Clark Engineering, LLC, stamped by Donald T. Poole dated 2/3/23, Revised 3/6/23 and 4/6/23;
- Stormwater Report by Clark Engineering dated 2/1/23, revised 3/21/23, 4/6/23 and 4/17/23;
- Project review memorandum from Paul Halkiotis, Town Planner dated 4/20/23.

Vote of the Harwich Planning Board

On a motion from Mr. Chadwick with a second by Ms. Clark Tucker, the Planning Board voted unanimously (6-0-0) by roll call vote to approve the Modification of a Definitive Subdivision Plan with requested waivers in accordance with MGL c. 41 Section 81U and the Harwich Subdivision of Land and Site Plan Special Permit Regulations for the properties at 2, 6 and 10 Dorset Drive.

The Board voted unanimously in favor by roll call vote.

IN FAVOR: Mr. Berry, Mr. Chadwick, Mr. Harris, Ms. Brutti, Ms. Clark Tucker and Mr. Munns.
OPPOSED: None
ABSTAINED: None

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY
 _____ _____
 Duncan Berry, Chairman Date

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 Appeal from the above decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within twenty (20) days of the date of filing hereof with the Town Clerk.

This Decision has been filed with the Town Clerk on:

Wednesday, May 10, 2023

Emily Mitchell
 Town Clerk

This is to certify that twenty days have elapsed after this decision was filed in my office and no appeal has been filed.

Date filed: _____

Twenty Days Elapsed: May 30, 2023

Emily Mitchell
 Town Clerk

- cc: Emily Mitchell, Town Clerk
- Susan Ladue, Eastward Companies 0
- Jack Mee, Building Commissioner

TOWN OF HARWICH PLANNING DEPARTMENT



PLANNING BOARD

O F F I C I A L O F F I C I A L

C O P Y C O P Y

AGREEMENT AND COVENANT

N O T N O T

KNOW ALL PEOPLE by these presents that in Case No. PB 2023-06 the Harwich Planning Board approved a modification subdivision plan for "Dorset Drive," entitled "Modification Subdivision Plan", dated April 6, 2023 and prepared by Clark Engineering, LLC and Outermost Land Survey, Inc. ("Plan"), as recorded in Plan Book 700, Page 73;

The premises is currently addressed as 2, 6, and 10 Dorset Drive, Harwich, MA 02645 (Assessors Map 98, Parcels B1, B2, and B3);

For title, see Lot 1 David W.L. Bascom & Laura Bascom Deed Book 23743, Page 190, Lot 2 Kimberly J. Veach Deed Book 27642, Page 111, and Lot 3 Diane Bascom Deed Book 34211, Page 296; Plan Book 620 Page 88;

DONALD L. ROYANT

The undersigned, Eastward MBT, LLC, Trustee, ~~William Marsh~~, Manager, 155 Crowell Road, Chatham, MA 02633, Eastward Homes Business Trust, has proposed to secure the construction of ways, the installation of municipal services, utilities and other infrastructure and the provision of other facilities to serve the subdivision by a covenant, executed and duly-recorded, running with the land.

NOW THEREFORE IN CONSIDERATION of the Planning Board endorsing said approved Plan, the undersigned hereby covenants and agrees with the Board as follows:

1. This Agreement and Covenant ("Covenant") shall run with Lots 1A, 2A, and 3A shown on said Plan and shall be binding upon the undersigned, its executors, administrators, heirs, successors and assigns. Parcel A is not considered a separate building lot, will be used in combination with the commonly owned abutting property to the east, and is excluded from this Agreement and Covenant.
2. This Covenant shall secure the construction of Dorset Drive and the installation of municipal services, utilities, drainage facilities, and other infrastructure to serve the subdivision, consistent with and pursuant to the terms and conditions of the Board's Certificate of Approval/Decision dated May 3, 2023, a copy of which is recorded herewith.
3. The subdivision way, Dorset Drive, shall be constructed and the subdivision facilities and services shall be provided for any above-referenced lot before such lot may be built upon or conveyed, other than by mortgage deed; provided, that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of such premises or part thereof may sell any such lot, subject to that portion of the covenant which provides that no lot shall be built upon until such ways and services have been provided to serve such lot; and provided, further, that nothing herein shall be deemed to prohibit a conveyance by a single deed, subject to such covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.
4. Reference to this Covenant shall be entered upon said Plan and this Covenant shall be recorded at the Barnstable Registry of Deeds as and when said Plan is recorded. Copies of the recorded Covenant, Plan, and Certificate of Approval/ Decision shall be returned to the Planning Board.
5. Pursuant to Harwich Code Chapter 400, Article II, the Board may, upon request and from time to time, substitute types of security used as a performance guarantee.

6. No individual lot or lots shall be conveyed or built upon until released from Covenant or other security. N O T N O T
7. The Applicant shall meet the requirements of Harwich Code Section 400-11(E)-(G) for the subdivision, including the inspection and as-built plan requirements therein, prior to, as the case may be, full or partial release of the Covenant or other security.
8. The subdivision work shall be performed and completed pursuant to and consistent with the plans and documents referenced in the application materials set out above and the specifications set out in Harwich Code Section 400-15. A N
9. The subdivision shall be served by and connected to municipal water service. O P P I C I A L O P P I C I A L
10. All utilities within the subdivision shall be located underground. C P Y C P Y
11. The Applicant shall grant or reserve for itself, its heirs, and successors and assigns drainage easements over those areas depicted on the modification subdivision plan as 'drainage easement' as and when said Lots are conveyed. The grant or reservation and recording of the easement shall be subject to and secured by the Covenant.
12. The Applicant shall grant or reserve a 10' wide easement over the shared lot line of Lots 2A and 3A depicted on the modification subdivision plan as 'sewer easement' for the benefit of lots on Lily Lane when the municipal sewer is installed.
13. This Covenant shall take effect upon endorsement of said Plan by the Planning Board.
14. The Planning Board granted the following requested waivers of its Rules & Regulations:
 - A. Waiver of Appendix 4B, Subdivision Filing and Plan Requirements, General Requirements, #8, requiring a full-size plan scale of not smaller than 1-inch equals 40 feet horizontal, to allow for a plan scale at 1" = 80'.
 - B. Waiver of Table 1, Recommended Geometric Design Standard for Roadways, Design Element, Roadway Layout, Minimum Roadway Width – not including berms for ways – required pavement width of 20', to allow for a pavement width of 14'.
15. The Board of Health conditions of their 3/21/23 approval are noted on Modification Subdivision Plan, Sheet 1.

Signature page follows

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY
Witness our hands and seals this 14th day of June, 2023.

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY
By: Eastward Homes Business Trust, OFFICIAL COPY

Donald L. Poyant
Eastward MBT LLC Trustee
DONALD L. POYANT, Manager

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

On this 14th day of June, 2023, before me, the undersigned Notary Public, personally appeared Donald Poyant, proved to me through satisfactory evidence of identification, which was MA driving license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose as Manager of Eastward MBT, LLC the Trustee of the Eastward Homes Business Trust.



SIMONA PEREZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 8, 2029

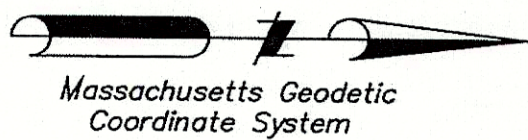
Simona Perez

Notary Public
My Commission Expires June 8, 2029

Accepted, Harwich Planning Board,
By:

Duncan Berry
Duncan Berry, Chair

13 June 2023
Date



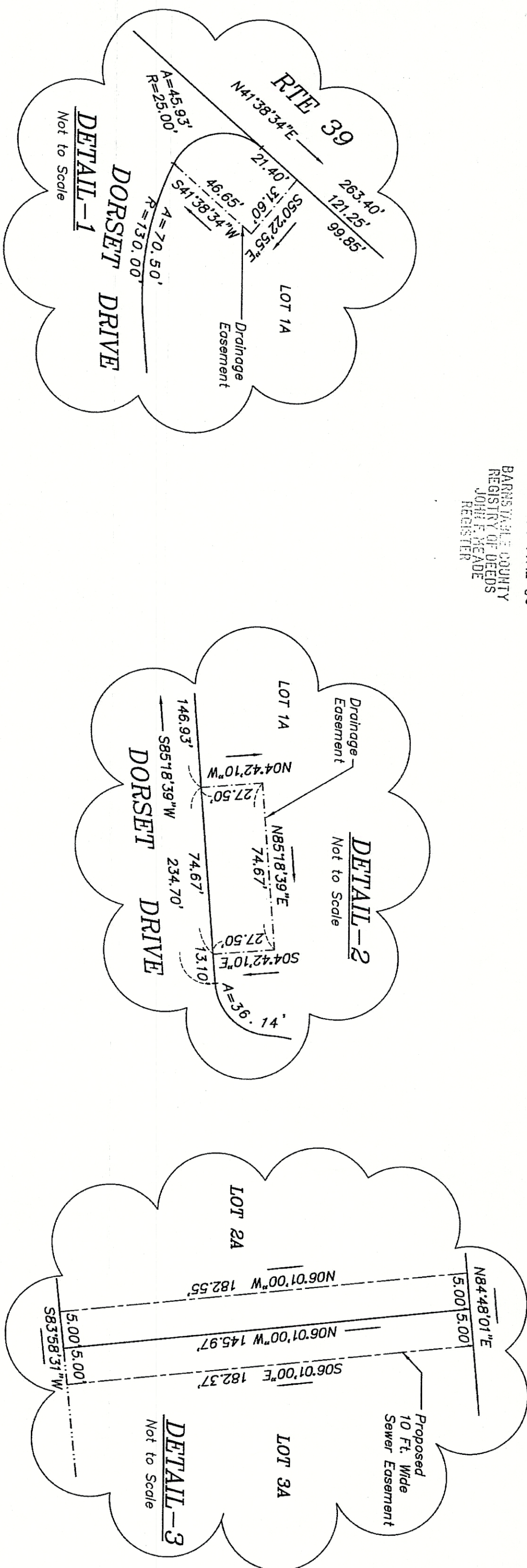
I certify that this plan was prepared in accordance with the rules and regulations of the State of Massachusetts adopted January 1, 1976 and amended on January 7, 1988.

Date 5/11/2023

PLS



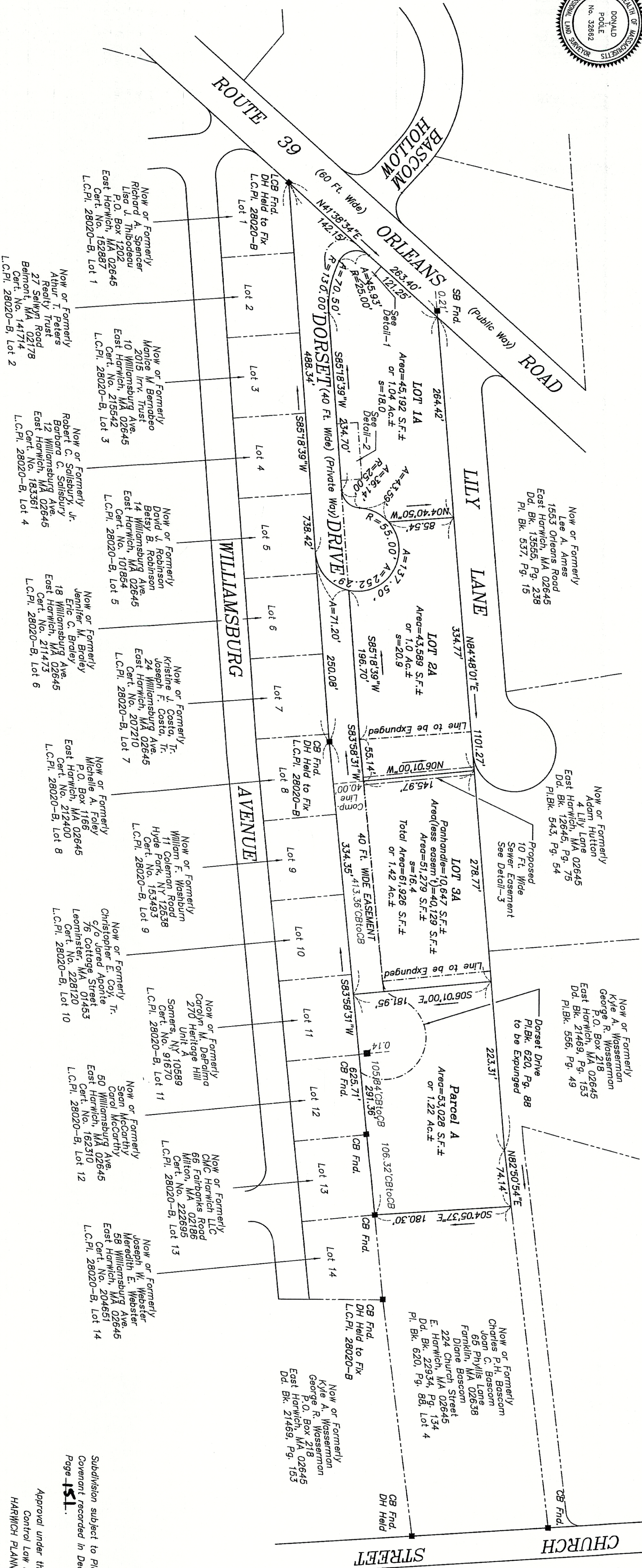
RECEIVED AND RECORDED
2023 JUN 14 PM 12:55
BARNstable COUNTY
REGISTERED DEEDS
JOHN F. HEWITT
REGISTERER



ZONING COMPLIANCE TABLE

SUBJECT	Zone R-R	Zone WRPD	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	40,000 S.F. min
Frontage	150 Ft.	N/A	65.92 Ft. min*
Side Setback	20 Ft.	N/A	20 Ft. min
Rear Setback	25 Ft. max.	N/A	20 Ft. min
Lot Coverage	10% max.	40% max.	25 %
Building Coverage	15% max.	20% max.	15 %
Slope Factor	< 22	< 22	20.9

* Section 32B-18 (L) (1) The coverage and width within the perimeter shall be a minimum of 35 ft.



NOTE
Parcel A lacks the required frontage on a highway and is not considered a separate building lot. Parcel A will be used in combination with the commonly owned adjoining property to the east.

I, Emily Mitchell, Clerk of the Town of Harwich, hereby certify that notice of approval of this plan by the Planning Board has been received and recorded at this office and that the Town Clerk was notified during the thirty day period after such receipt and recording of said notice.

Date June 1, 2023
Emily Mitchell
Town Clerk



- Board of Health Approval 03-21-23
- HARWICH BOARD OF HEALTH RESTRICTIONS
- The property must connect to the sewer as soon as it is available.
 - Properties must be served by town water.
 - All previous conditions must remain in effect.
 - Board of Health decision has been recorded in Harwich County Registry of Deeds, Deed Book 3599A, Page 181.

- DEFINITIVE SUBDIVISION PLAN
- Drainage Calculations
 - Road Profile
 - Road Cross-Section
- FULL ROAD CONSTRUCTION
- 25' Right of Way
 - 14' Right of Way to 16 Ft. Wide Crown
 - 20' - 24' - See Construction
- MODIFICATION SUBDIVISION PLAN
- Plan Scale Minimum Scale Required 1" = 80' State Water Requested
 - Roadway Width 20 Ft. Paved Roadway Required 6 Ft. Water Requested

Subdivision subject to Planning Board Approval recorded in Deed Book 3591A Page 151.

Approval under the Subdivision Control Law required.
HARWICH PLANNING BOARD

Date of Endorsement 6-18-23

Date of Modification Approval 04-25-23

Date of Endorsement 6-18-23

Date of Modification Approval 04-25-23

Date of Endorsement 6-18-23

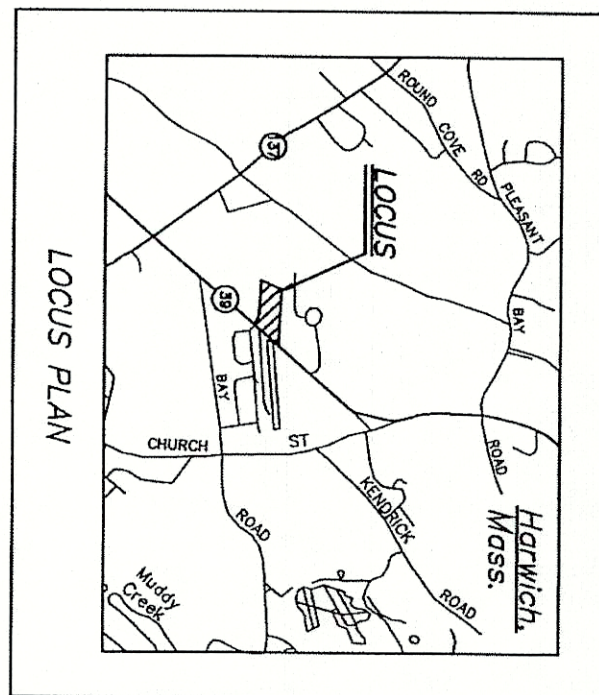
Date of Modification Approval 04-25-23

Date of Endorsement 6-18-23

Date of Modification Approval 04-25-23

Date of Endorsement 6-18-23

Date of Modification Approval 04-25-23



Assessors' Map 98 Parcels B1, B2, B3 & B4
OWNERS OF RECORD:
David W.L. Boscom
Laura Boscom
65 Phyllis Lane
Franklin, MA 02638
Deed Book 23743, Page 190
Plan Book 620, Page 88
Lot 1
Kimberly J. Vecch
6 Elmwood Avenue
Salem, NH 03079
Deed Book 27642, Page 111
Lot 2
Diane Boscom
224 Church Street
Harwich, MA 02645
Deed Book 34211, Page 296
Plan Book 620, Page 88
Lot 3

LOCUS TOTAL AREA
Area=232,575 S.F.±
or 5.3 Ac.±

MODIFICATION SUBDIVISION PLAN
2.6,10 Dorset Dr. & 224 Church St. East Harwich, MA

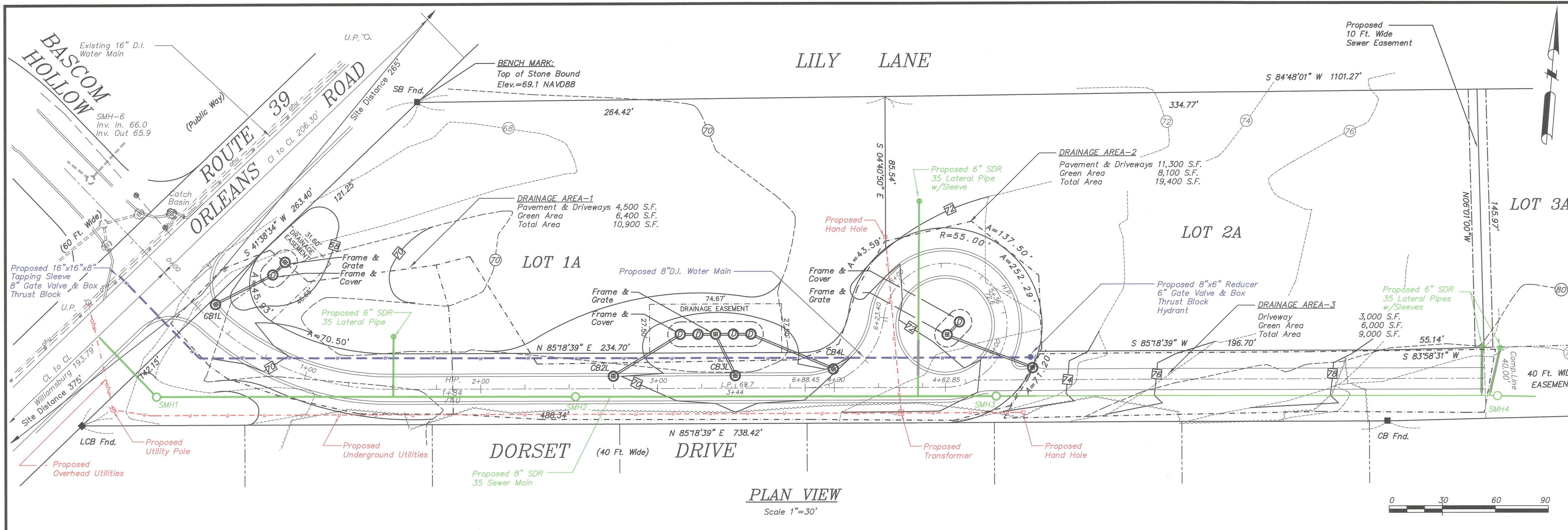
Prepared For
**EASTWARD HOMES
BUSINESS TRUST**
Applicant

CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA 02633
Tel.: (508) 945-5454; Fax: (508) 945-5458

OUTERMOST LAND SURVEY, INC.
46 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477

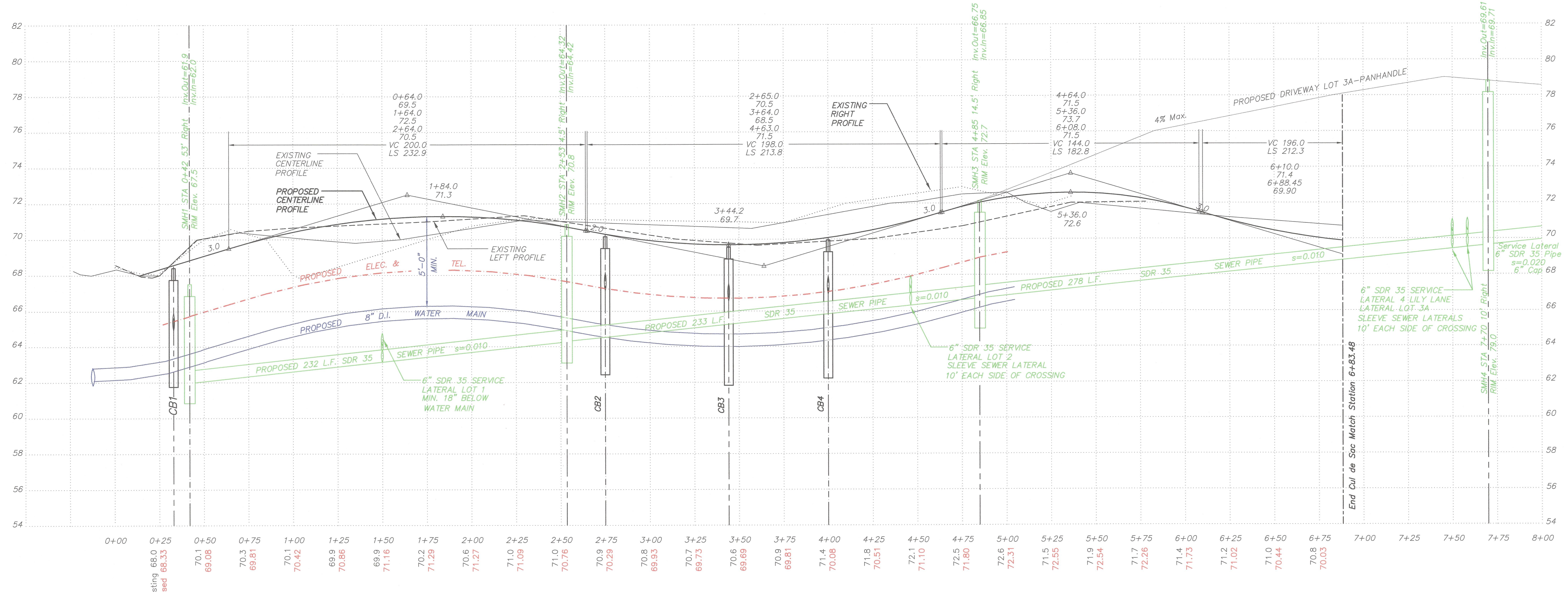
Rev. #	Description of Revision	Date
1	revised frontage width, area of lots 2A, 3A & parcel A	03-08-23
2	added board of health restrictions	04-08-23

Date: 02-03-2023 Drawing No.: 0010-202A
Scale: 1" = 80' Sheet No.: 1

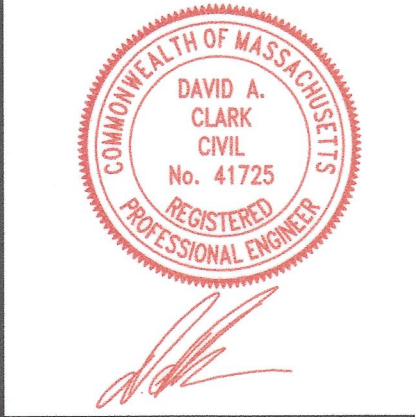


PLAN VIEW
Scale 1"=30'

- DRAINAGE AREA-1**
 STA. 0+33 8.3'L
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=68.40
 Invert Out Elev.=64.9
 31 L.F. 12" HPE Corrugated Pipe
 STA. 0+50 42'L
 2 - 6x6 Precast Concrete Leaching Basins
 with 4 Ft. of Double Washed 3/4"-1-1/2"
 Stone
 Invert In Elev.=64.2
 Bottom Elev.=59.7
 Top Elev.=66.4
 Cast Iron Frame & Grate
 Grate Elev.=67.2
 4 L.F. 12" HPE Corrugated Pipe
- DRAINAGE AREA-2**
 STA. 2+75 7.0'L
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=70.15
 Invert Out Elev.=67.1
 39 L.F. 12" HPE Corrugated Pipe
 STA. 3+44 7.0'L
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=69.56
 Invert Out Elev.=66.5
 20 L.F. 12" HPE Corrugated Pipe
 STA. 4+00 7.0'L
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=69.94
 Invert Out Elev.=66.9
 45 L.F. 12" HPE Corrugated Pipe
 STA. 3+13 30.5'L
 5 - 6x6 Precast Concrete Leaching Basins
 with 4 Ft. of Double Washed 3/4"-1-1/2"
 Stone
 Invert In Elev.=66.3
 Bottom Elev.=61.8
 Top Elev.=68.5
 Cast Iron Frame & Grate
 Grate Elev.=69.0
 16 L.F. 12" HPE Corrugated Pipe
- DRAINAGE AREA-3 Panhandle Driveway**
 STA. 5+00 20.0'L
 1 - Precast Concrete 4' I.D. Catch Basin
 Rim Elev.=72.7
 Invert Out Elev.=69.7
 45 L.F. 12" HPE Corrugated Pipe
 STA. 3+13 30.5'L
 2 - 6x6 Precast Concrete Leaching Basins
 with 4 Ft. of Double Washed 3/4"-1-1/2"
 Stone
 Invert In Elev.=69.5
 Bottom Elev.=65.0
 Top Elev.=71.7
 Cast Iron Frame & Cover
 Cover Elev.=73.0
 4 L.F. 12" HPE Corrugated Pipe



PROFILE PLAN
Horizontal Scale 1"=30'
Vertical Scale 1"=3'



ROAD PROFILE PLAN
2,6,10 Dorset Dr. & 224 Church St., East Harwich, MA

Prepared For
**EASTWARD COMPANIES
BUSINESS TRUST**
Applicant

CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA, 02633
Tel.: (508) 945-5454; Fax: (508) 945-5458

Rev. #	Description of Revision	Date
1	revised panhandle width, areas of lots 2A, 3A & parcel A	
	Extended sewer main to end of panhandle w/ lateral for 4 Lily Lane	03-06-23
2	Corrected Drainage Areas	
	Added Pipe Specification	
	Added Frame & Grate Specification	04-06-23
3	Added Frame & Grate Specification	04-11-23

Date: 02-03-2023 Drawing No.: 0010-202A
Scale: SEE PLAN Sheet No.: 3 of 6



TOWN OF HARWICH
OFFICE OF THE TREASURER/COLLECTOR
732 MAIN STREET, HARWICH, MA 02645
TEL: 508-430-7501 FAX: 508-430-7504

Amy Bullock
Treasurer/ Collector

Nancy Knepper
Assistant Treasurer/ Collector

APPLICATION FOR MUNICIPAL LIEN CERTIFICATE

FEE: \$25.00 PER PARCEL
MAKE CHECKS PAYABLE TO TOWN OF HARWICH AND ENCLOSE A STAMPED SELF
ADDRESSED ENVELOPE

PLEASE NOTE: THIS WILL TAKE 7-10 WORKING DAYS TO PROCESS

Date: 9/22/23

MAIL WHEN READY _____ CALL WHEN READY _____ TEL# _____

Please email Susan Ladue, Eastward Companies when MLC is ready
sladue@eastwardco.com

ASSESSED OWNER Eastward MBT LLC, Trustee

PROPERTY LOCATION 2 Dorset Drive

MAP 98 PARCEL B1-1

REASON FOR REQUEST: SALE _____ RE-FINANCE _____

COMMENTS: Planning Board Modification Plan Filing



SIGNATURE OF APPLICANT



TOWN OF HARWICH
ASSESSORS OFFICE
732 MAIN STREET
HARWICH, MASSACHUSETTS 02645

**** Please email all Abutters Requests to assessing@town.harwich.ma.us**

OFFICE OF
BOARD OF ASSESSORS
Tel: 508-430-7503
Fax: 508-430-7086

ABUTTERS REQUEST FORM

Board Requesting Action: Planning Board

Date Submitted: 9/22/23

Applicant's Name: Eastward Companies

Assessors Map(s) & Parcel(s): 98/ B1-1

Property Location: 2 Dorset Drive

Owner(s): Eastward MBT LLC, Trustee, Eastward Homes Business Trust

Contact Person: Susan Ladue, Regulatory Specialist, Eastward Companies

E-mail Address: sladue@eastwardco.com

Telephone #: 508-326-3684

Type of Petition: Modification Plan Request Application - Modify Drainage Easement

Assessors Approval By: _____
on 2 Dorset Drive

INVOICE

This cover sheet is also your invoice.

		<u>Date</u>	<u>Ck #</u>
		<u>Paid</u>	
Abutters Fee	\$50.00	_____	_____

Make checks payable to: Town of Harwich