



TOWN OF HARWICH PLANNING BOARD

Duncan Berry Chair, Mary Maslowski, Ann Clark-Tucker, Emily Brutti,
Harry Munns and Allan Peterson

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Certificate of Action Waiver of Site Plan Approval

Case No.: PB2024-03

Applicants: Standish Woods Homeowners Association, Inc./Town of Harwich

Location: 0 Standish Woods Circle/Chestnut Lane

Owners: Standish Woods Homeowners Association, Inc.

Zoning District(s): Residential Rural (RR), Water Resource Protection District (WRPD)

Assessors: Map 112, Parcel C5-64

Decision Date: February 23, 2024

SUMMARY OF PROCEEDINGS:

Findings

1. The subject property is located at the 0 Standish Woods Circle and Chestnut Lane, Harwich (Assessors Map 112, Parcel Cf-64), which is located in Residential Rural and the Water Resource Protection Overlay zoning districts. The lot size is approximately 81,893sf.
2. Applicants, the Standish Woods Homeowner Association, Inc, and the Town of Harwich, as part of its Comprehensive Wasterwater Management Plan, propose to build a Water Pump Station (325sf) on-site, which triggers site plan review jurisdiction under Harwich Zoning Bylaw (HZB) Section 325-55.
3. The primary purpose of the project is to to implement Phase III: Wastewater Pump Station project. Phase III: Wastewater Pump Stations are essential and critical infrastructure projects servicing the Town of Harwich.
4. The applicant has applied under HZB Section 325-55 (F) for a Waiver of Site Plan Review.
5. The proposal meets the standard to grant a Waiver of Site Plan Review. The proposal does not substantially change the relationship of structures to the site or to abutting properties and structures. The proposed Water Pump Station is part of the Town's Comprehensive Wastewater Management Plan infrastructure project that will benefit the Town. The proposal has been supported by the Town and publicly vetted at multiple stages of planning including Comprehensive Waste Management, Capital Infrastructure Plan, and Annual Town Meetings.
6. The application is dated December 22, 2023 and includes the applicable and relevant submission materials required by the Board, and otherwise meets the applicable administrative requirements of the Harwich Code. Among other things, the application includes:
 - Chestnut Lane Pumping Station Certified Plot Plan, Figure 1, Sheet CS500 and Sheet L500 by GHD, Inc., dated August 2023.

7. The Planning Board reviewed the material and testimony for this request at its meeting on January 9, 2024.

RECORD OF VOTE/ DETERMINATION

Present, acting and voting on the matter were Board members Mr. D. Berry (Chair), Ms. A. Tucker, Ms. E. Brutti, Mr. H. Munns and Mr. A. Peterson.

Based on the aforementioned findings, in Case Number PB2024-03, the Board voted (5-0-0) to grant a Waiver of Site Plan Review to the Town of Harwich for building the 0 Standish Woods Circle/Chestnut Lane pump station. Said grant is subject to the following conditions.

Conditions of Approval

1. The project shall be undertaken consistent with the plans referenced in the application material set out above.
2. The Decision shall run with the property.
3. The Decision shall be filed with the Barnstable Registry District, with a copy returned to the Planning Board.
4. This Decision shall lapse two years from the date of issuance unless construction or operation approved hereunder has commenced.

Copies of this Decision and all plans referred to in the Decision have been filed with the offices of the Planning Board and Town Clerk.



Duncan Berry, Chair

This Decision was filed with the Town Clerk on:

2/23/24

(date).



Town Clerk