

OFFICE OF THE TOWN ADMINISTRATOR

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732 MAIN STREET, HARWICH, MA 02645



10 December 2023

Planning Department
Town of Harwich
732 Main Street
Harwich, MA 02645

Waiver of Site Plan Review Request and Project Narrative 0 Standish Woods Circle (Easement) – Chestnut Lane Pumping Station Harwich Phase 3 Sewer Extension Project

Members of the Board,

Please find the enclosed Site Plan Review Waiver Request Application filing package for the above referenced project. The following items are included/enclosed:

- Project Narrative (see below)
- Form A – Site Plan Review Application (Waiver of Site Plan request)
- Certified Abutters List (requested and sent by Town)
- Proposed Site Plan
- Proposed Landscaping Plan

Narrative for Planning Board Application – Site Plan Review Waiver

The Town of Harwich is seeking a waiver request for Site Plan review for the following pumping station:

- Chestnut Lane Pumping Station– located at 0 Standish Woods Circle

The Harwich Phase 3 Sewer Project will allow the Town to continue implementing their approved Comprehensive Wastewater Management Plan (CWMP). This project will continue the sewer implementation called for in the CWMP to address nitrogen loading from septic systems by implementing a wastewater collection system to sewer watersheds that impact coastal estuaries. This collection system extension is part of the Town's approach to achieving nitrogen Total Maximum Daily Load (TMDL) compliance. This project will address a portion of the Pleasant Bay Watershed

TOWN OF HARWICH PLANNING DEPARTMENT



**PLANNING BOARD APPLICATION
SPECIAL PERMITS & SITE PLAN REVIEW FORM A**

TO THE TOWN CLERK, HARWICH, MA DATE 12/08/2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Town of Harwich
Representative/Organization <i>(Who will serve as the primary contact responsible for facilitating this application?)</i>	Joseph F. Powers / Town of Harwich
Mailing address	732 Main Street
Town, ST, Zip	Harwich, MA 02645
Phone	508-430-7513
Fax	
E-mail	jpowers@harwich-ma.gov

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

- Owner
 Prospective Buyer*
 Representative for Owner/Tenant/Buyer*
 Tenant*
 Other* _____

***Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.**

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

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/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

J. F. Powers Town of Harwich
 Applicant

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

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

PART B – PROJECT LOCATION

Legal Street Address	0 Standish Woods Circle	Village/Zip Code Harwich/02645
Title Book/Page or L.C.C. #	10896/12	
Map(s) / Parcel(s)	112/C5-64	
Zoning & Overlay Districts	RR	*Historic? N/A
Frontage (linear feet)	34	
Total land area (s.f.)	81893	
Upland (s.f.)	81893	Wetlands (s.f.) N/A

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 0	Net: No change
Proposed Floor Area in Sq. Ft	Gross: 325	Net: 325
Change in Sq. Ft + / -	Gross: 325	Net: 325
Existing # of parking spaces	0	Proposed # of parking spaces: 1
Existing Use(s)	Undeveloped Land	
Proposed Use(s)	See Narrative	
<i>Attach a separate narrative if necessary.</i>		

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

Site Plan Review § 325-55:

- Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- Establishment of any new retail use(s) in the Industrial (IL) Zone.
- Waiver of Site Plan § 325-55.F

Article V, Use Regulations:

- Paragraph____, sub-paragraph #____ Paragraph____, sub-paragraph #____
- Paragraph____, sub-paragraph #____, supplemental regulation #____ § 325-14

Article X, Special Permits:

- Structures w/ gross floor area of 7,500+ s.f. § 325-51
- Structures requiring 20 or more new parking spaces § 325-51
- Accessory Apt./Shared Elderly Housing § 325-51.H Mixed Use § 325-51.M
- Drinking Water Resource Protection § 325-51.C Two Family § 325-51.N
- Village Commercial, Harwich Port § 325-51.L *Harwich Center Overlay § 325-51.O
- Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

Other Special Permits:

- Six Ponds Special District - Article XVI
- Wind Energy Systems - Article XVIII Large Scale Wind Generation – Article XIX
- Other (i.e. Alternate Access § 325-18.K, Special Cases § 325-44.B) _____
- Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on _____ Year/Case # _____

**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 and Historical Commission. Please inquire for forms and instructions.*

Standish Woods Homeowners
Association, Inc.

Date: 10/24/2023

Town of Harwich
Zoning Board of Appeals
732 Main Street
Harwich, MA 02645

RE: Town of Harwich Zoning Board of Appeals Application for Variance for the Chestnut Lane Pumping
Station located at the end of Chestnut Lane

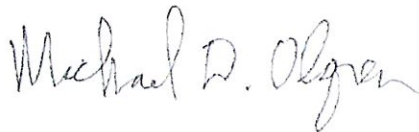
Harwich Phase 3 Sewer Extension Project

To Whom it May Concern,

Please accept this letter in reference to the Town of Harwich's application for a variance for the locating of a wastewater pumping station at the end of Chestnut Lane on Standish Woods Association Property. The Standish Woods Homeowners Association Inc., owners of record for parcels 112-C5-64 and 116-C5-65, hereby authorize the Town of Harwich, MA and their engineering consultant, GHD Inc., to file and submit the Zoning Board of Appeals application and other requested documents related to this process. As it relates, the Town of Harwich and Standish Woods Homeowners Association remain in active negotiations with respect to the associated parcels.

Please feel free to contact Michael D. Olgren, Association President, should you need any additional information in support of this application.

Sincerely,



Michael D. Olgren
(616) 540-7170
President, Standish Woods Homeowners Association
25 Mary Willet Ct, Harwich, MA 02645

I hereby certify that the names and addresses on the attached or preceding sheet (s) are of the owners as they appear in the assessing departments most recent computerized tax list

RB 12/14/23

TOWN OF HARWICH, MA
 BOARD OF ASSESSORS
 732 Main Street, Harwich, MA 02645

the department

Sturdrish Woods

Town of HARWICH Abutters Within 300 feet of Parcel 112/C5-64/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
10200	112-A3-27-0-R	CLUTHE KIMBERLY S	29 ELM DR	29 ELM DR	HARWICH	MA	02645
10229	112-B1-4-0-R	CUSHMAN SHANNAN	10 PERRYS WAY	10 PERRYS WAY	HARWICH	MA	02645
10230	112-B1-5-0-R	PELLEGRINO THOMAS	14 PERRYS WAY	14 PERRYS WAY	HARWICH	MA	02645
10232	112-B1-7-0-R	DUTCHER JAY KEITH TRS ET AL DUTCHER WENDY JEANNE TRS	11 PERRYS WAY	11 PERRYS WAY	HARWICH	MA	02645
10234	112-B1-9-0-R	BURNIE DAVID J JR & BURNIE JENNIFER R	3 PERRYS WAY	30 WILMAS WAY	HARWICH	MA	02645
11063	112-A3-12-0-R	MALYLA LLC	3 CHESTNUT LN	716 S EAST 8TH ST	DELRAY BEACH	FL	33483
11064	112-A3-13-0-R	ODONNELL PATTY DECAS	30 ELM DR	30 ELM DR	E HARWICH	MA	02645
11065	112-A3-14-0-R	KRIEGER-DEWITT ALISSA	29 CHESTNUT LN	29 CHESTNUT LN	HARWICH	MA	02645
11070	112-A3-19-0-R	REZNICK ELLEN	30 CHESTNUT LN	300 MERCER ST UNIT 29E	NEW YORK	NY	10003
11071	112-A3-20-0-R	ROBERTSON NANCY MORRIS & ROBERTSON JOHN	34 CHESTNUT LN	34 CHESTNUT LN	HARWICH	MA	02645
11072	112-A3-21-0-R	AZAMBUJA SIMONE ET AL CUNHA DA MARIA	38 CHESTNUT LN	38 CHESTNUT LN	HARWICH	MA	02645
11073	112-A3-22-0-R	HENN WILLIAM C & HENN SARA	42 CHESTNUT LN	42 CHESTNUT LN	HARWICH	MA	02645
11074	112-A3-23-0-R	GUYER CARRIE J	43 CHESTNUT LN	43 CHESTNUT LN	HARWICH	MA	02645
11075	112-A3-25-0-R	BROWN BARBARA A TR BARBARA A BROWN FAMILY REALTY	37 ELM DR	37 ELM DR	HARWICH	MA	02645
11076	112-A3-26-0-R	MCKEOWN JEFFREY C	33 ELM DR	33 ELM DR	HARWICH	MA	02645
11077	112-A3-28-0-R	MEINCKE ANDREW M & MEINCKE SUSAN C	25 ELM DR	25 ELM DR	HARWICH	MA	02645
11078	112-A3-29-0-R	RANTA PATRICIA A ET ALS ALLISON CHARLES K, DONALD	21 ELM DR	18 WEDGEMERE RD	BEVERLY	MA	01915
11079	112-A3-30-0-R	PROTA ASSOCIATES LLC	17 ELM DR	27 SURREY LN	BRANFORD	CT	06405

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
11082	112-B1-3-0-R	WELCH JAMES L & WELCH MARYAN B	2 PERRYS WAY	2 PERRYS WAY	HARWICH	MA	02645
11083	112-B1-6-0-R	MADDEN JOSEPH M ET AL GUARIGLIO BRENDA D	15 PERRYS WAY	15 PERRYS WAY	HARWICH	MA	02645
11084	112-B1-8-0-R	RODRIGUEZ MARIO	7 PERRYS WAY	7 PERRYS WAY	HARWICH	MA	02645
11197	113-P1-0-R	HAND DANIEL C & HAND AMBER A	139 PLEASANT BAY RD	139 PLEASANT BAY RD	HARWICH	MA	02645
17179	112-C5-1-0-R	MARTIN JANE A & MALONE HELEN A	2 MARTHA EATON CT	2 MARTHA EATON CT	HARWICH	MA	02645
17180	112-C5-2-0-R	HENRY THOMAS A TRS ET AL HENRY MARY E TRS	6 MARTHA EATON CT	6 MARTHA EATON CT	HARWICH	MA	02645
17181	112-C5-3-0-R	PRESKENIS DONALD G TRS ET AL PRESKENIS JUNE I TRS	10 MARTHA EATON CT	10 MARTHA EATON CT	E HARWICH	MA	02645
17182	112-C5-4-0-R	COOMBES DOROTHY L	16 MARTHA EATON CT	16 MARTHA EATON CT	HARWICH	MA	02645
17183	112-C5-5-0-R	CONREENY HAROLD L & CONREENY ROSE I	18 MARTHA EATON CT	18 MARTHA EATON CT	E HARWICH	MA	02645
17184	112-C5-6-0-R	MORESI CHRISTOPHER W & MORESI STACEY L	20 MARTHA EATON CT	230 CORINTH ST	N ADAMS	MA	01247
17185	112-C5-7-0-R	STURGIS CARL L & STURGIS DEBORAH D	24 MARTHA EATON CT	24 MARTHA EATON CT	HARWICH	MA	02645
17187	112-C5-9-0-R	REFICI RICHARD J TRS ET AL REFICI KATHLEEN TRS	7 MARTHA EATON CT	7 MARTHA EATON CT	HARWICH	MA	02645
17188	112-C5-10-0-R	MCSHANE WILLIAM J JR & MCSHANE JUDITH I	15 STANDISH WOODS CIR	15 STANDISH WOODS CIR	E HARWICH	MA	02645
17212	112-C5-34-0-R	DEANGELIS BARBARA A LIFE ESTAT	16 STANDISH WOODS CIR	16 STANDISH WOODS CIRCLE	HARWICH	MA	02645
17213	112-C5-35-0-R	MILLS RICHARD ALAN JR & MILLS BETH ALICE	10 STANDISH WOODS CIR	103 OVERSHOT DR	S GLASTONBURY	CT	06073
17214	112-C5-36-0-R	KUBIAK CORA A & KUBIAK MICHAEL	6 STANDISH WOODS CIR	6 STANDISH WOODS CIR	HARWICH	MA	02645
17215	113-C5-37-0-R	EICHINGER MARTIN & EICHINGER MELANIE B	4 STANDISH WOODS CIR	4 STANDISH WOODS CIR	HARWICH	MA	02645
17216	113-C5-38-0-R	HURLEY J RYAN & HURLEY KELLY T	2 STANDISH WOODS CIR	793 E 3RD ST UNIT 2	S BOSTON	MA	02127
17242	113-C5-61-0-R	STANDISH WOODS HOMEOWNERS ASSOCIATION INC	0 STANDISH WOODS CIR	PO BOX 1435	HARWICH	MA	02645
17243	113-C5-62-0-R	STANDISH WOODS HOMEOWNERS ASSOCIATION INC	0 STANDISH WOODS CIR	PO BOX 1435	HARWICH	MA	02645
17244	113-C5-63-0-R	STANDISH WOODS HOMEOWNERS ASSOCIATION INC	0 STANDISH WOODS CIR	PO BOX 1435	HARWICH	MA	02645
17245	112-C5-64-0-R	STANDISH WOODS HOMEOWNERS ASSOCIATION INC	0 STANDISH WOODS CIR	PO BOX 1435	HARWICH	MA	02645
17252	112-C5-8-0-R	NASH MELVIN M TRS ET AL NASH CAROLYN TRS	17 MARTHA EATON CT	17 MARTHA EATON CT	HARWICH	MA	02645
19141	116-C5-65-0-R	STANDISH WOODS HOMEOWNERS ASSOCIATION INC	0 STANDISH WOODS CIR	PO BOX 1435	HARWICH	MA	02645
19384	112-A3-C-0-R	OLOUGHLIN JOSEPH V & OLOUGHLIN ALMA C	0 CHESTNUT LN	2 HAROLD ST	HARWICH PORT	MA	02646
21232	113-P4-23-0-R	MARSH WILLIAM TRUSTEE WALDEN WOODS NOMINEE TRUST	0 HARDING LN	155 CROWELL RD	CHATHAM	MA	02633
21234	113-P4-22-0-R	MARSH WILLIAM TRUSTEE WALDEN WOODS NOMINEE TRUST	0 HARDING LN	155 CROWELL RD	CHATHAM	MA	02633
21242	113-P4-24-0-R	FITZGERALD WILLIAM T & FITZGERALD KATHLEEN R	2 HARDING LN	2 HARDING LN	E HARWICH	MA	02645
21243	113-P4-25-0-R	BARRY JOSEPH D LIFE ESTATE BARRY MAUREEN D LIFE ESTATE	4 HARDING LN	4 HARDING LN	HARWICH	MA	02645