

**TOWN OF HARWICH PLANNING BOARD
ENGINEERING REVIEW OF PLAN OF DIVISION OF LAND
FOR CONFORMANCE WITH THE
TOWN OF HARWICH SUBDIVISION RULES AND REGULATION & ZONING CODE OF THE
TOWN OF HARWICH**

Plan Title: Plan of Land Situated in Harwich, MA, Prepared for True North Realty Trust,
Kathryn Slater - Trustee

Location: 339 Queen Anne Road, Harwich, MA 02645

Applicant: True North Realty Trust
Kathryn Slater, Trustee
191 Main Street, Harwich MA 02645

Applicant’s Engineer: David Lyttle, PLS
Ryder & Wilcox, Inc.
PO Box 439, South Orleans, MA 02662

Plan Date: June 26, 2023

Review Date: August 17, 2023

VHB No.: 16088.00

The plans were reviewed for conformance to the Town of Harwich Rules and Regulations Governing the Subdivision of Land (adopted 11/12/2008) & Zoning Code of the Town of Harwich. VHB has been supplied with the following information for review:

- Completed application – Form B-1
- Plan of Land

The following comments note any non-conformance with specific sections of the Rules and Regulations and Zoning Code:

1. Section 325-21 - Table 2 (Area Regulations): We have verified that the frontage and lot area provided from the division plan conforms with the zoning regulation minimum lot frontage of 150 feet and minimum lot area of 40,000 square feet for the R-M zoning district. Lot 1 has a frontage of 198.53 feet and a lot area of 40,300 square feet. Lot 2 has a frontage of 150 feet and a lot area of 245,742 square feet.

Reviewed by: Stefen Nguyen
Civil Engineer – Highway and Municipal

Date: 8/17/23

Checked by: Stephen Rhoads, P. E.
Project Manager – Highway and Municipal

Date: 8/17/22