

**TOWN OF HARWICH PLANNING BOARD
ENGINEERING REVIEW OF DEFINITIVE SUBDIVISION PLAN
FOR CONFORMANCE WITH THE
TOWN OF HARWICH SUBDIVISION RULES AND REGULATION**

Plan Title: Division Plan, 0 Orleans Road (Route 39), Map 63, Parcel C3
Location: 0 Orleans Road (Route 39), Harwich MA
Applicant: Eastward Companies Business Trust, 155 Crowell Road, Chatham, MA 02633
Applicant's Engineer: David A. Clark, PE., 156 Crowell Road, Chatham, MA, 02633
Plan Date: April 8, 2022 **Review Date:** May 3, 2022
VHB No.: 15657.02

The plans were reviewed for conformance to the Town of Harwich Rules and Regulations Governing the Subdivision of Land (adopted 11/12/2008). The Applicant has submitted the following information for review:

- Two (2) completed applications – Form B-1
- Deed for property
- Six (6) full size copies of the definitive open space subdivision plan set containing:
 - Plan sheet entitled “Subdivision East Harwich,” Prepared for Eastward Companies Business Trust, Scale: 1”=40’, Date April 8, 2022, by David A. Clark, P.E., Chatham, MA
 - Plan sheets entitled “Definitive Subdivision Plan”, “Topography Plan”, “Road Plan View”
 - Plan sheets entitled “Plan & Profile of Road”, “Drainage & Paving Details”, “Water Main Details”, Scale: See Plan, Date April 8, 2022, by David A. Clark, P.E., Chatham, MA
 - Plan sheet entitled “Erosion Control Plan,” Prepared for Eastward Companies Business Trust, Scale: 1”=30’, Date April 8, 2022, by David A. Clark, P.E., Chatham, MA
 - Plan sheets entitled “Erosion Control Details” and “Erosion Control Detention Area Plan,” Prepared for Eastward Companies Business Trust, Scale: See Plan, Date April 8, 2022, by David A. Clark, P.E., Chatham, MA
- Eleven (11) reduced copies of the definitive open space subdivision plan set
- Two (2) copies of drainage calculation documents dated
- Copy of Planning Board approval memo for Pb2021-24 Eastward MBT, LLC Tr., Preliminary Subdivision dated December 3, 2021
- Copy of Conservation Commission’s RDA Determination
- A requested waiver from Subdivision Rules and Regulations

The following comments note non-conformance with specific sections of the Rules and Regulations and questions/comments on the proposed design and VHB's recommendations/ suggestions.

Rules and Regulations Governing the Subdivision of Land

1. Section 325-51.4.b: Please clarify the proposed frontage listed on the zoning compliance table on sheet 2 of 10. The minimum frontage proposed is 25.37 feet for Lot 3. No lots appear to propose 35 feet of frontage.
2. Section 400-14.M.7: We agree with the reasons the Applicant has stated to waive sidewalk construction. The nearest Town sidewalk is 4,000 feet to the east at the Queen Anne Road/Route 39 roundabout and to the west there is no sidewalk on Route 39/Orleans Road until the center of Town.

Reviewed by: Stefen Nguyen
Civil Engineer – Highway and Municipal

Date: 5/3/22

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

Date: 5/19/22