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HARWICH, MA

ZB 2023-33

Case #

2023 OCT 25 A 10: 58



TOWN OF HARWICH  
732 Main Street, Harwich, Massachusetts 02645

ZONING BOARD OF APPEALS

Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")

This Application *does not* apply to Comprehensive Permits.

Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.

This original completed and signed notice ("Application"), along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, **ALL** of which must be submitted on the date of filing, is listed on this Application. **THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM.**

To the Zoning Board of Appeals, Harwich, MA:

(We, I) hereby petition your Board for a public hearing on the request for action checked below:

- ( ) Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- (X) Application for a Variance from requirements of the Harwich Zoning By-Law.
- ( ) Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address:

0 Standish Woods Circle . . . Said property is further described on

Assessor's Map # 112 and Parcel # C5-64 located in the RR Zoning District as shown on the attached plan.

Describe Petition/Appeal: requesting variances from zoning requirements for a municipal owned pumping station

Relief requested - Cite specific Bylaw Section(s): 325-21, 325-52, 325-18(A), 325-18G

Signature of Owner (or Agent) [Signature] Date 10/24/23  
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Standish Woods Assoc. Phone No. 508-740-5168

Mailing Address: 4 Jasper Moore Trail, Harwich, MA 02645

Agent Name: Joseph F. Powers, Town of Harwich Phone No. 508-430-7513

Mailing Address: 732 Main Street, Harwich, MA 02645

Has a petition previously been submitted for this property (Y/N) N

If yes, the date of original hearing \_\_\_\_\_ Petition No. \_\_\_\_\_ Decision \_\_\_\_\_

**For Appeal Only:**

Reason for Denial: \_\_\_\_\_

Denial From: \_\_\_\_\_ Date of Denial: \_\_\_\_\_

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the applicant's responsibility to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

Please be advised that an incomplete Application may result in a delay in processing your Application and **may result in a denial by the Board** without consideration of the merits of the Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete the Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. **All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.**

Please submit the following, sorted and grouped into twelve (12) packets along with one (1) Certified Abutters List (Available from the Assessors Department. A separate application and fee is required):

\_\_\_\_\_ The original Application (additional stamped copies can be provided at a nominal fee):

- Signed by the owner or agent.
- If signed by an agent, a letter of authorization signed by the owner must also be included.

\_\_\_\_\_ A typewritten narrative to explain the project, the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.

\_\_\_\_\_ The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):

- 8½" x 11" or larger. *Larger plans must be folded.*
- Scale no greater than 1" = 50'
- Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
- Certified Plot Plan must indicate:
  - the locus;
  - the parcel or parcels of land involved;
  - the existing building or buildings;
  - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
  - the location of the septic;
  - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
  - all perimeter dimensions (existing and proposed);
  - location and width of abutting and on-site street and drives, parking, existing topography;
  - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
- Building Plans drawn to scale:
  - Floor layout (for existing structure and proposed additions and/or alterations)
  - Proposed front, side, and rear elevations

\_\_\_\_\_ Certified Abutters List

N/A Check made payable to "Town of Harwich" for \$315.00.

Name of Applicant: Town of Harwich, MA

Address of Property: 0 Standish Woods Cir

Zoning District: RR

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes X No     

If Yes, specify District(s): Drinking Water Resource Protection

Year Structure(s) Built: N/A

Name/Address of Engineer/Architect: GHD, 1545 Iyannough Rd, Hyannis, MA

Name/Address of Attorney: Amy Kwesell / 101 Arch St, Boston, MA 02110

Subject	Existing	Required	Proposed
Lot Area (square feet)	81893	40000	81893
Frontage (linear feet)	34	150	34
Front Yard Setback (feet)	n/a	5	7
Side yard Setback (feet)	n/a	20	0
Rear Yard Setback (feet)	n/a	5	400
Any Yard Setback - Specify which:	side		
Building Coverage (%)	0	0-15%	0.5%
Site Coverage (%) (see 325-2)	n/a	0-25%	1%
Building Height (see 325-2 & 325-108)*	0	0-30ft	8ft
<b>If this is an Application for an Accessory Apartment, in addition to the above:</b>			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			
* Building height calculation(s) must be shown on plan for all zones per the Harwich Zoning By-laws Section 325-2. See Article XVII - Floodplain Regulations Section 325-108.			

Form of Relief Requested: Lot frontage, side yard setback, Lot Shape Number Variance

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw: Municipal pumping station location

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature:  Date: 10/24/23

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## Chestnut Lane Pumping Station Zoning Narrative

The Town of Harwich is seeking relief from the Zoning Bylaws for each of the following pumping station:

- Chestnut Lane Pumping Station – 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 of achieving nitrogen Total Maximum Daily Load (TMDL) compliance. This project will address a portion of the Pleasant Bay Watershed including Muddy Creek Upper and Lower, Round Cove, and Pleasant Bay sub watersheds in compliance with the Town's existing Watershed Permit for Pleasant Bay. Construction for Phase 3 will include approximately 9 miles of sewer and 5 pumping stations.

The purpose of this application is to obtain variances – relief requested- from setback and lot shape requirements set forth in the Harwich Zoning Bylaw, Sections 325-21, 325-52, 325-18(A) and 325-18G.

This site will include the construction of a new municipal pumping station including backup generator, pumping station building, access drive, buried wet well and associated piping and appurtenances.

The Site has also been reviewed with Division of Fisheries & Wildlife (File No. 23-1141 – see attached) and was determined will not result in a prohibited take of state-listed rare species, and the station was relocated further away to the south from the regulated area following submittal based on other site conditions.

GHD is requesting relief on behalf of the Town of Harwich for setbacks, lot frontage, and lot area in the amounts shown on the attached plans.



MASSWILDLIFE

## DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581  
p: (508) 389-6300 | f: (508) 389-7890  
[MASS.GOV/MASSWILDLIFE](http://MASS.GOV/MASSWILDLIFE)

June 01, 2023

Jefferson Gregg  
GHD Inc.  
1545 Iyannough Road  
Hyannis MA 02601

RE: Project Location: end of Chestnut Drive  
Project Description: Construct Pumping Station

DEP Wetlands File No.: -

NHESP File No.: 23-1141

Heritage Hub Form ID: RC-55018

Dear Applicant:

Thank you for submitting the MESA Project Review Checklist, site plans (dated 3/1/2023) and other required materials to the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for review pursuant to the Massachusetts Endangered Species Act (MESA) (MGL c.131A) and its implementing regulations (321 CMR 10.00).

Based on a review of the information that was provided and the information that is currently contained in our database, the Division has determined that this project, as currently proposed, **will not result in a prohibited Take** of state-listed rare species. This determination is a final decision of the Division of Fisheries & Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the Division pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Emily Holt, Endangered Species Review Assistant, at [Emily.Holt@mass.gov](mailto:Emily.Holt@mass.gov), (508) 389-6385.

MASSWILDLIFE

Sincerely,

A handwritten signature in black ink, reading "Everose Schlüter". The signature is written in a cursive style with a large initial 'E'.

Everose Schlüter, Ph.D.  
Assistant Director

cc:

# 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

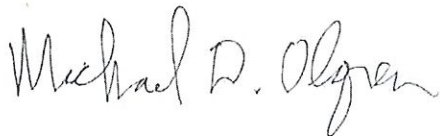
Harwich Phase 3 Sewer Extension Project

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

