

Zoning Board of Appeals Special Permit Application

for

**7 Peninsula Road
Map 26 Parcel 41
Harvard, MA 01451**

**Applicant/
Owner:**

Rainer Park
8 Wingate Lane
Acton, MA 01720

Date:

February 28, 2023

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Plans Prepared by Stamski and McNary, Inc.

A. Proposed Plot Plan

B. Sewage Disposal Plan

Plans Prepared by Flavin Architects

C. Smith-Park Residence

Zoning Board of Appeals Application

**TOWN OF HARVARD ZONING BOARD OF APPEALS
APPLICATION FOR A HEARING**

Please review the Board of Appeals' Regulations, Chapter 135, The Code of the Town of Harvard, prior to filling out this Application for Hearing. This application, along with the appropriate documents and filing fee, must be filed in the office of the Town Clerk.

Name of Applicant: Rainer Park

Mailing Address: 7 Peninsula Road, Harvard, MA 01451

Telephone Number: 617-230-4728 Email Address: rpark001@gmail.com

Applicant is (check one): X Owner _____ Tenant _____ Licensee _____ Prospective Buyer

Location of Property: 7 Peninsula Road Assessors Map 26 Parcel: 41

Registry of Deeds: Book Number _____ Page Number _____ Certificate Number 18638

Owner's Name: Same as applicant Tel. No.: _____
(If different than Applicant)

Owner's Address: _____

Representative: Stanski and McNary, Inc.- Daniel Carr Tel. No.: 978-263-8585 EXT 214

Application (which includes required plans and abutters list) is for:

- | | |
|---|---------------------------------|
| <input type="checkbox"/> Variance (16 copies) | Fee: \$150.00 + \$6.00/ abutter |
| <input checked="" type="checkbox"/> Special Permit (16 copies) | Fee: \$200.00 + \$6.00/abutter |
| <input type="checkbox"/> Modification/Extension (16 copies) | Fee: \$100.00 + \$6.00/abutter |
| <input type="checkbox"/> Failure to Enforce Administrative Appeal (16 copies) | Fee: \$130.00 |
| <input type="checkbox"/> Other Administrative Appeals (16 copies) | Fee: \$175.00 |
| <input type="checkbox"/> Comprehensive Permit (20 copies) | Fee: 500.00/unit |

Specific Bylaw section (s) being applied for: 125-3 (B) (1) (b)

Nature of Application and Justification of Request: The project proposes to replace the existing dwelling with a new dwelling. Existing dwelling 27.9' from side lot line. proposed building 32.2'. New dwelling will be less non-conforming than existing dwelling. Shape of lot, wetland resource areas, as well as keeping existing garage, justify request.

The undersigned certifies that he/she has read and examined this application and the Harvard Zoning Board of Appeals Rules and Regulations, Chapter 135 of the Code of the Town of Harvard, and that the proposed project is accurately represented in the statements made in the application.

The applicant will be required to pay a local newspaper of general circulation for the current cost of advertising the hearing. The applicant will be billed directly from the newspaper for the cost of the advertised hearing or all advertising must be paid for in full prior to submittal to the newspaper.

I hereby request a hearing before the Board of Appeals with reference to the above application.

[Signature]
Property Owner's Signature (REQUIRED)

3/30/23
Date

Property Owner's Signature (REQUIRED)

Date

Applicant's Signature (if different from owner)

Date

Special Permit Request Letter

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

March 30, 2023

Zoning Board of Appeals
Town of Harvard
13 Ayer Road
Harvard, MA 01451

Re: 7 Peninsula Road
Harvard, MA

Members of the Board,

On behalf of our client, Rainer Park, we hereby request a Special Permit to the Harvard Protective Bylaw, Section 125-3(B)(1)(b). The Bylaw reads as follows:

125-3(B) Non-conforming one- and two-family dwellings.

- (1) A non-conforming one- or two-family dwelling may be repaired (see "erect," § 125-2, Definitions), may be moved or enlarged or otherwise altered for a use permitted by the bylaw, as a matter of right, provided that such alteration does not:*
- (a) Produce or increase the degree of any non-conformity in lot-structure relations or building height, and the changes conform to the bylaw as amended; and*
 - (b) Cumulatively over time increase the footprint of a one- or two-family dwelling by more than 20% and/or alter the gross floor area by more than 20% from that which existed at the time the dwelling first became non-conforming.*

Background

Rainer Park, owner of 7 Peninsula Road, is proposing to replace the existing dwelling, built in approximately 1956, with a new dwelling in generally the same location. The existing detached garage is proposed to be renovated where it stands now. The new dwelling is proposed in generally the same area as the existing dwelling but is larger. The new dwelling is proposed farther from the side lot line than the existing non-conforming dwelling, and with less total square footage of building in the setback. To allow the existing garage to remain where it is, to not further increase the non-conformity by pushing the dwelling east behind the garage, and to protect wetland resources on site, the dwelling must be proposed as shown.

Harvard Protective Bylaw

Section 125-3(B)(2) states that *By special permit granted by the Board of Appeals a non-conforming one- or two-family dwelling may be moved or enlarged or otherwise altered for a use permitted by the bylaw, if such non-conformity is increased or intensified, provided the Board finds, in addition to the requirements of § 125-46, Special permits, the alterations:*

- (a) Would have been permitted before the structure became non-conforming (see Attachment A: Historical Table of Harvard Basic Lot Dimensions); and*

The existing dwelling was built in approximately 1956, when according to "Attachment A, Historical Table of Harvard Basic Lot Dimensions," the setback from neighbors was 25'. The existing dwelling is 27.9' from the side lot line, and the

proposed dwelling 32.2'. Both the existing and proposed dwelling would have been permitted before the structure became non-conforming.

(b) Will not be substantially more detrimental to the neighborhood than the existing non-conformity (see MGL c. 40A, § 6).

The proposed dwelling will be less detrimental to the neighborhood than the existing non-conformity because it will be farther from said lot line and have less square footage of building in the currently required 40' setback.

Section 125-46 (C) states that *(1) A special permit shall be authorized only subject to applicable provisions of § 125-39, Site standards, and any special requirements for the particular class of special permit and only if, in addition, the authorizing board finds that the granting of the permit:*

(a) Will not result in substantial increase of volume or rate of surface water runoff to neighboring properties and streets, and will not result in substantial danger of pollution or contamination of the groundwater supply, a groundwater absorption area, a well, pond, stream, watercourse, W District, or inland wetland. Any and all surface water runoff resulting from development shall be retained within the lot in which it originates or shall be discharged into existing identifiable watercourses without material impact on abutting properties.

The project proposes a net decrease in impervious surfaces, so the volume and rate of stormwater runoff will be decreased.

(b) Will, if the use is not agricultural or residential, result in no substantial increase in traffic, compared to refusal of the permit, on any residential street where the premises have access; and

The use is residential.

(c) Will be in harmony with the general purpose and intent of the Bylaw, including each purpose stated in § 125-1, Purpose, which is pertinent to the particular application.

The proposed dwelling will be in harmony with the general purpose and intent of the Bylaw. The new dwelling will be less non-conforming, re-use the existing driveway and garage, and reduce volume and rate of stormwater runoff.

(2) The applicant shall show satisfactorily that the use will comply with the Bylaw including in particular § 125-20. If a special permit is authorized, the authorizing board shall impose as a part of such permit conditions, safeguards, and limitations of time and use, in addition to any specifically provided in the Bylaw, as may be appropriate for protection of the neighborhood, the community, and the natural environment, including the groundwater supply, a groundwater absorption area, or other wetland resource.

The proposed use of the site (residential) is the original use and proposed use. The project will comply with Section 125-20.

If you have any questions regarding this matter, please feel free to call.

Respectfully,

Stamski and McNary, Inc.



Daniel Carr, P.E.



George Dimakarakos, P.E.

Abutters List



Abutters List Report

Town of Harvard, MA

Date: January 18, 2023

Parcel Number: 026-041-000-000

Property Address: 7 Peninsula Rd

Abutters To: 300ft

The above Certified Abutters List is a true copy of the records in the Town of Harvard Assessor's office for the last known names and addresses of owners of land located within the above stated range of the subject property.

Signed: 

Date: 1/18/23

Carol Dearborn
Assistant Assessor
(978) 456-4100 x315

FINANCE DEPARTMENT - ACCOUNTANT, ASSESSORS, TREASURER/COLLECTOR
13 Ayer Road, Harvard, Massachusetts 01451-1458
www.harvard-ma.gov



7 PENINSULA RD

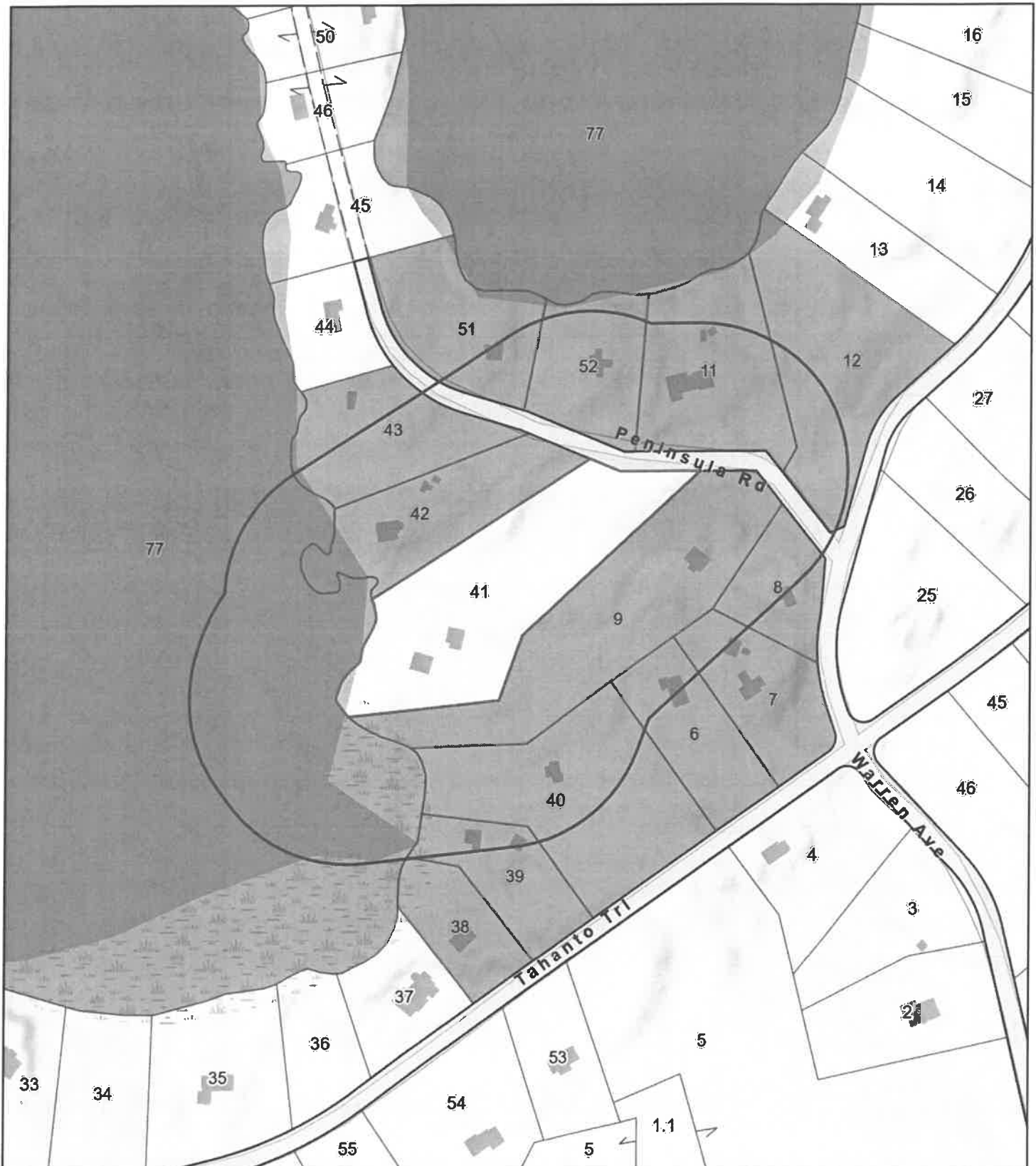
Town of Harvard, MA

1 inch = 6018 Feet



www.cai-tech.com

January 18, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Harvard, MA
January 18, 2023

Subject Property:

Parcel Number: 026-041-000-000
CAMA Number: 026-041-000-000
Property Address: 7 PENINSULA RD

Mailing Address: PARK, RAINER
8 WINGATE LN
ACTON, MA 01720

Abutters:

Parcel Number: 021-077-000-000
CAMA Number: 021-077-000-000
Property Address: BARE HILL POND

Mailing Address: HARVARD, TOWN OF
13 AYER RD
HARVARD, MA 01451

Parcel Number: 026-038-000-000
CAMA Number: 026-038-000-000
Property Address: 94 TAHANTO TR

Mailing Address: HOWLAND, DAVID M.
94 TAHANTO TR
HARVARD, MA 01451

Parcel Number: 026-039-000-000
CAMA Number: 026-039-000-000
Property Address: 92 TAHANTO TR

Mailing Address: GULATI, SANJAY & PRESTIA-GULATI,
CHRYSA
92 TAHANTO TRAIL
HARVARD, MA 01451

Parcel Number: 026-040-000-000
CAMA Number: 026-040-000-000
Property Address: 88 TAHANTO TR

Mailing Address: ROSS, PAMELA & JOEL TRUSTEES OF
THE
88 TAHANTO TR
HARVARD, MA 01451

Parcel Number: 026-042-000-000
CAMA Number: 026-042-000-000
Property Address: 13 PENINSULA RD

Mailing Address: LAURSEN, WILLIAM J & LYNN E S
13 PENINSULA RD
HARVARD, MA 01451

Parcel Number: 026-043-000-000
CAMA Number: 026-043-000-000
Property Address: 21 PENINSULA RD

Mailing Address: HOFFMAN, ALLEN H & CAROL A
PO BOX 333
STERLING, MA 01564

Parcel Number: 026-051-000-000
CAMA Number: 026-051-000-000
Property Address: 18 PENINSULA RD

Mailing Address: DAISY, PHYLLIS M
10 MEETING HOUSE HILL RD
DOVER, MA 02038

Parcel Number: 026-052-000-000
CAMA Number: 026-052-000-000
Property Address: 12 PENINSULA RD

Mailing Address: BOYNTON, JOHN W
12 PENINSULA RD
HARVARD, MA 01451

Parcel Number: 027-006-000-000
CAMA Number: 027-006-000-000
Property Address: 84 TAHANTO TR

Mailing Address: KATZ, SOLOMON B & WHEELER,
WENDY F
84 TAHANTO TR
HARVARD, MA 01451

Parcel Number: 027-007-000-000
CAMA Number: 027-007-000-000
Property Address: 82 TAHANTO TR

Mailing Address: OWINGS, JOHN E & GAIL S
PO BOX 624
HARVARD, MA 01451



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1/18/2023

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300 feet Abutters List Report

Harvard, MA
January 18, 2023

Parcel Number: 027-008-000-000
CAMA Number: 027-008-000-000
Property Address: 116 WARREN AV

Mailing Address: WOODSUM, NANCY J
116 WARREN AV
HARVARD, MA 01451

Parcel Number: 027-009-000-000
CAMA Number: 027-009-000-000
Property Address: 3 PENINSULA RD

Mailing Address: CHAPMAN, RICHARD
3 PENINSULA RD
HARVARD, MA 01451

Parcel Number: 027-011-000-000
CAMA Number: 027-011-000-000
Property Address: 10 PENINSULA RD

Mailing Address: BYKHOVSKY, DMITRY & OLGA
649 MASS AV
BOXBOROUGH, MA 01719

Parcel Number: 027-012-000-000
CAMA Number: 027-012-000-000
Property Address: WARREN AV

Mailing Address: HARVARD, TOWN OF, CONSERVATION
13 AYER RD
HARVARD, MA 01451



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1/18/2023

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BOYNTON, JOHN W
12 PENINSULA RD
HARVARD, MA 01451

LAURSEN, WILLIAM J & LYNN
13 PENINSULA RD
HARVARD, MA 01451

BYKHOVSKY, DMITRY & OLGA
649 MASS AV
BOXBOROUGH, MA 01719

OWINGS, JOHN E & GAIL S
PO BOX 624
HARVARD, MA 01451

CHAPMAN, RICHARD
3 PENINSULA RD
HARVARD, MA 01451

ROSS, PAMELA & JOEL TRUST
88 TAHANTO TR
HARVARD, MA 01451

DAISY, PHYLLIS M
10 MEETING HOUSE HILL RD
DOVER, MA 02038

WOODSUM, NANCY J
116 WARREN AV
HARVARD, MA 01451

GULATI, SANJAY & PRESTIA-
92 TAHANTO TRAIL
HARVARD, MA 01451

HARVARD, TOWN OF
13 AYER RD
HARVARD, MA 01451

HARVARD, TOWN OF, CONSERV
13 AYER RD
HARVARD, MA 01451

HOFFMAN, ALLEN H & CAROL
PO BOX 333
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94 TAHANTO TR
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KATZ, SOLOMON B & WHEELER
84 TAHANTO TR
HARVARD, MA 01451

Assessors Field Card

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
PARK, RAINER				1 Level		5 Well		2 Light Traffic		3 Rural		Description		Code		Appraised		Assessed	
PARK, KRISTAN SMITH-						6 Septic		6 Paved				RESIDENTL		1013		114,500		114,500	
8 WINGATE LN								1 Two Way				RES LAND		1013		550,000		550,000	
												RES OB		1013		26,000		26,000	
Alt Prcl ID 1250260004100000																			
House Col TAN																			
Field Chec																			
ACTON MA 01720																			

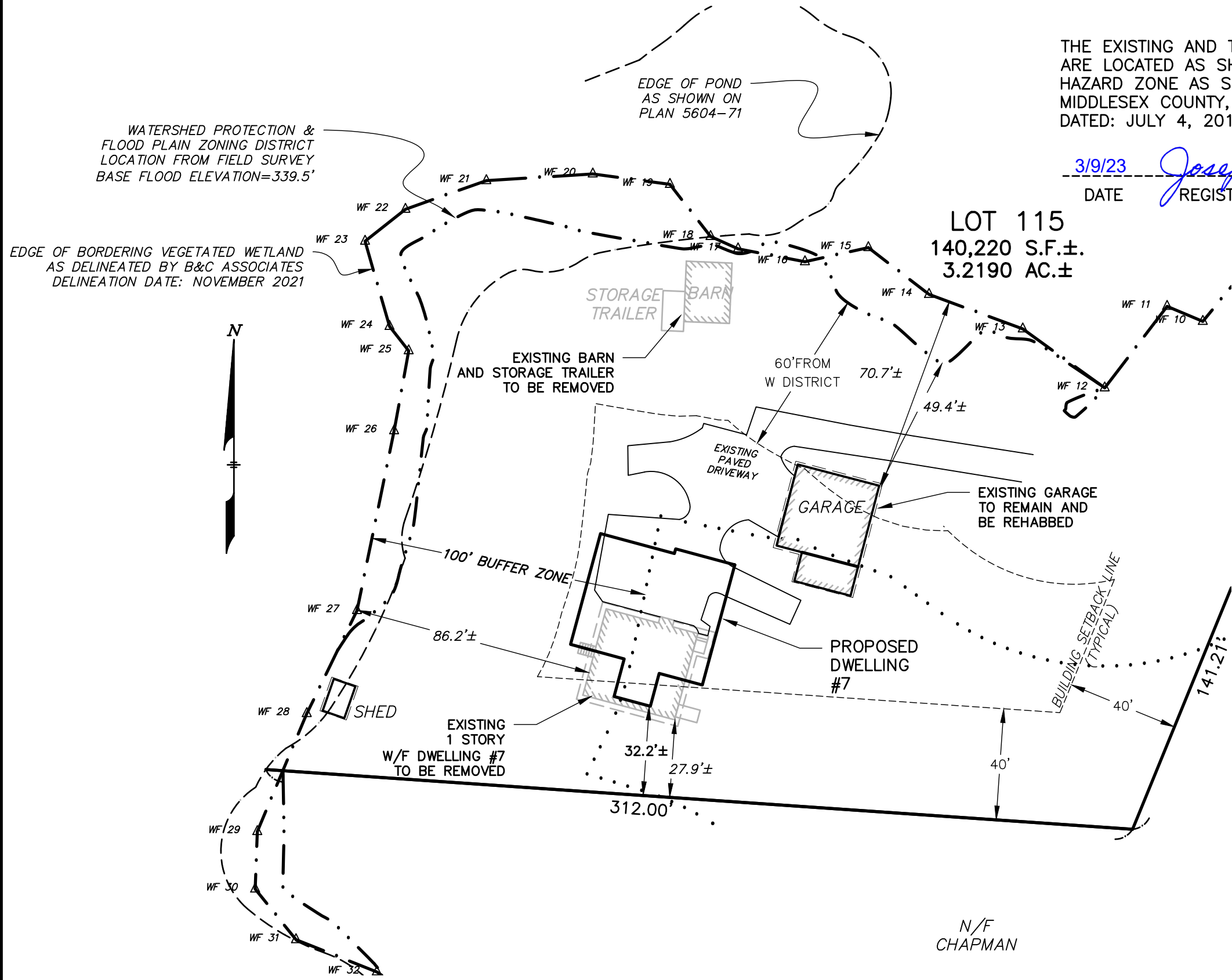
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style: 01 Model 01 Grade: 02 Stories: 1 Occupancy 1 Exterior Wall 1 Exterior Wall 2 Roof Structure: 02 Roof Cover 02 Interior Wall 1 07 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel 02 Heat Type: 04 AC Type: 01 Total Bedrooms 02 Total Bathrms: 1 Total Half Baths 0 Total Xtra Fixtrs 0 Total Rooms: 4 Bath Style: 04 Kitchen Style: 04 # of Kitchens 1 Fireplaces 1	Ranch Residential Fair 1 Story Clapboard Shed Rolled Compos k-Pine/wood Hardwood Oil Forced Air-Duc None 2 Bedrooms Average Average Average 1									
				CONDO DATA						
Parcel Id		C		Owne						
Adjust Type		Code	Description	B	S	Factor%				
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New				176,207						
Year Built				1956						
Effective Year Built				A						
Depreciation Code										
Remodel Rating				35						
Year Remodeled										
Depreciation %										
Functional Obsol				1.000						
External Obsol										
Trend Factor										
Condition				65						
Condition %										
Percent Good				114,500						
RCNLD										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR1	Garage-Avg	L	900	35.00	1985		66		0.00	20,800
SHD1	Shed	L	96	15.00	1985		66		0.00	1,000
SHD1	Shed	L	200	15.00	1985		66		0.00	2,000
SHD1	Shed	L	320	15.00	1965		46		0.00	2,200

Photographs of Site





Attachment A
Proposed Plot Plan



THE EXISTING AND THE PROPOSED STRUCTURES ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0476 E DATED: JULY 4, 2011.

3/9/23 *Joseph March*
DATE REGISTERED PROFESSIONAL LAND SURVEYOR



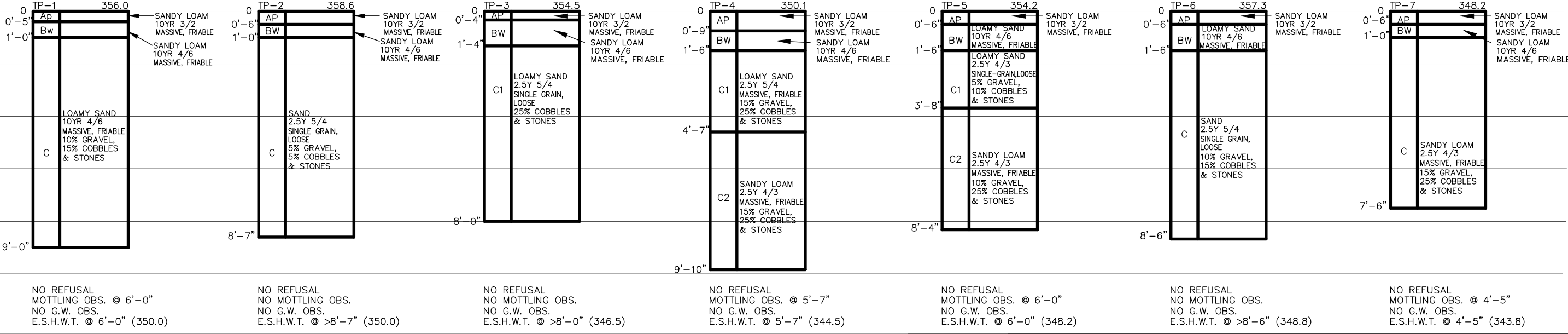
PROPOSED PLOT PLAN
IN
HARVARD, MASSACHUSETTS
(MIDDLESEX COUNTY)
FOR: RAINER
SCALE: 1"=40' MARCH 6, 2023

STAMSKI AND McNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
(6915.P.PPL.dwg) 7 Peninsula Road SM-6915

Attachment B
Sewage Disposal Plan

TEST PIT DATA:

DATE OF TESTING: 3/31/2022
TEST BY: STAMSKI AND McNARY, INC.
CERT. SOIL EVAL.: DANIEL CARR, SE13801
WITNESSED BY: IRA GROSSMAN



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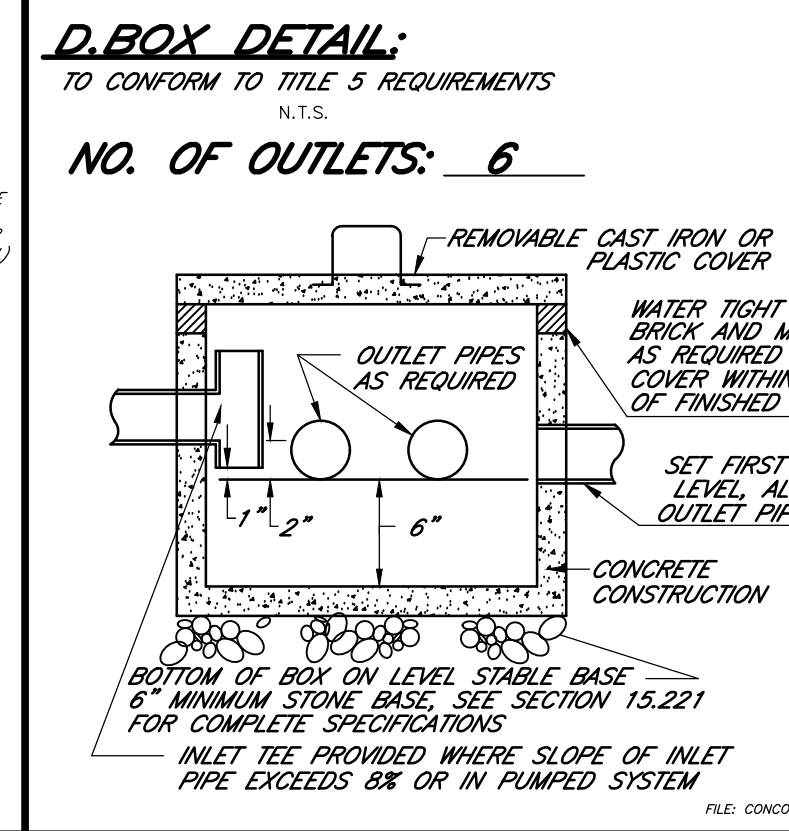
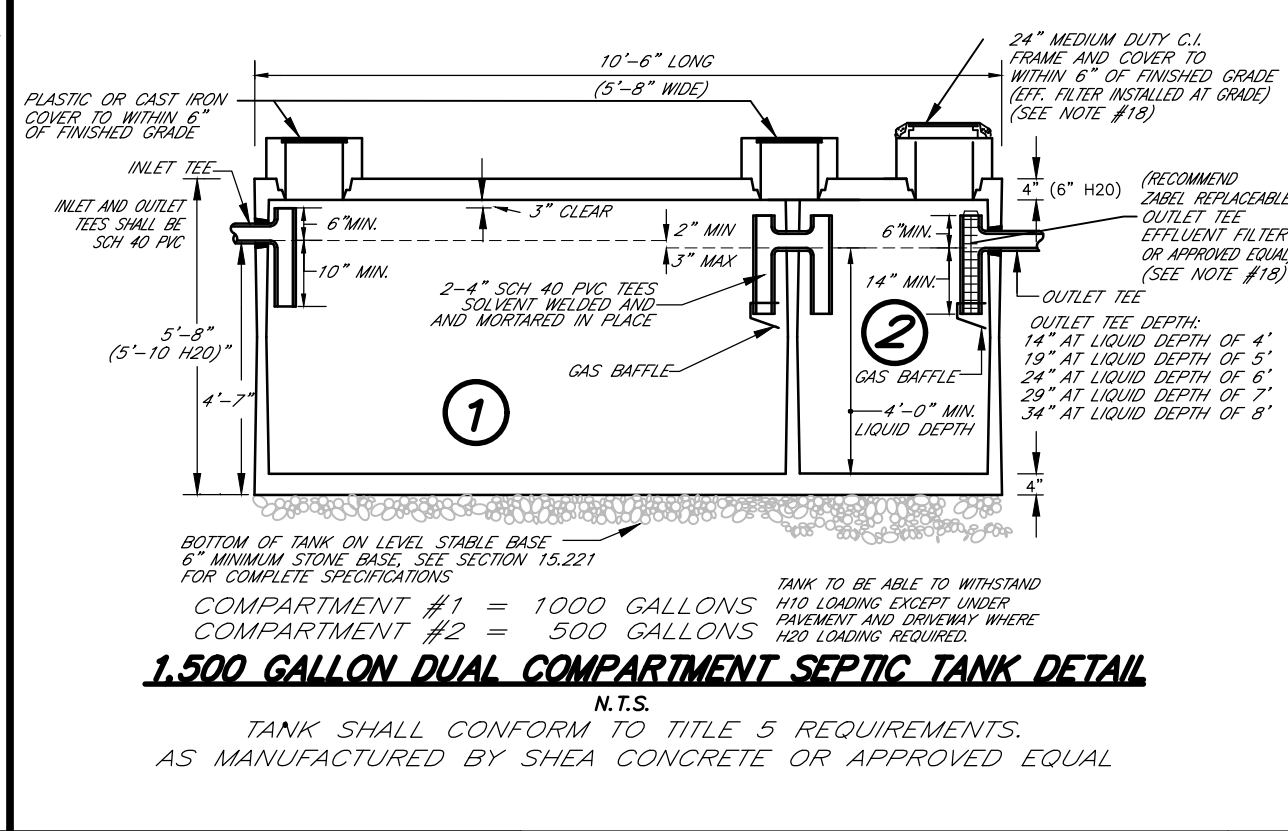
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TEST BY: STAMSKI AND McNARY, INC.
CERT. SOIL EVAL.: DANIEL CARR, SE13801
WITNESSED BY: IRA GROSSMAN

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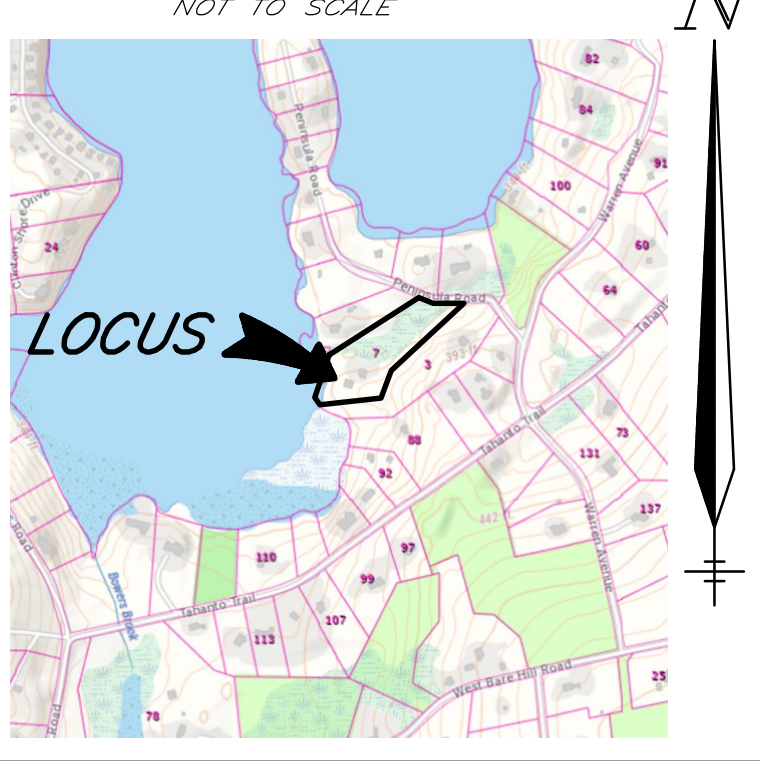
PT-B
DEPTH OF TEST: 40"
RATE: <2 MPI

PT-C
DEPTH OF TEST: 40"
RATE: <2 MPI

PT-D
DEPTH OF TEST: 40"
RATE: <2 MPI

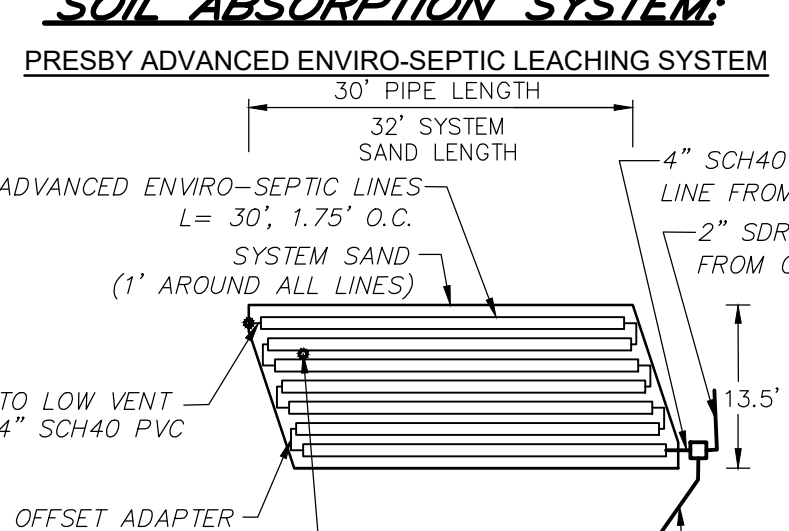
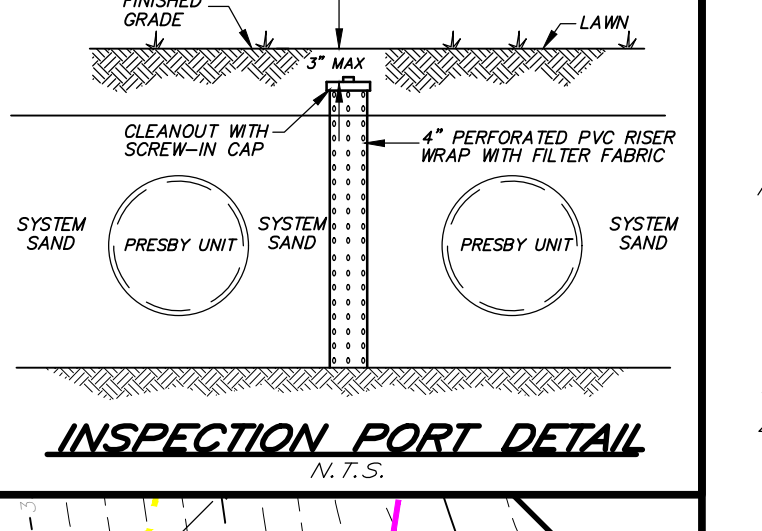
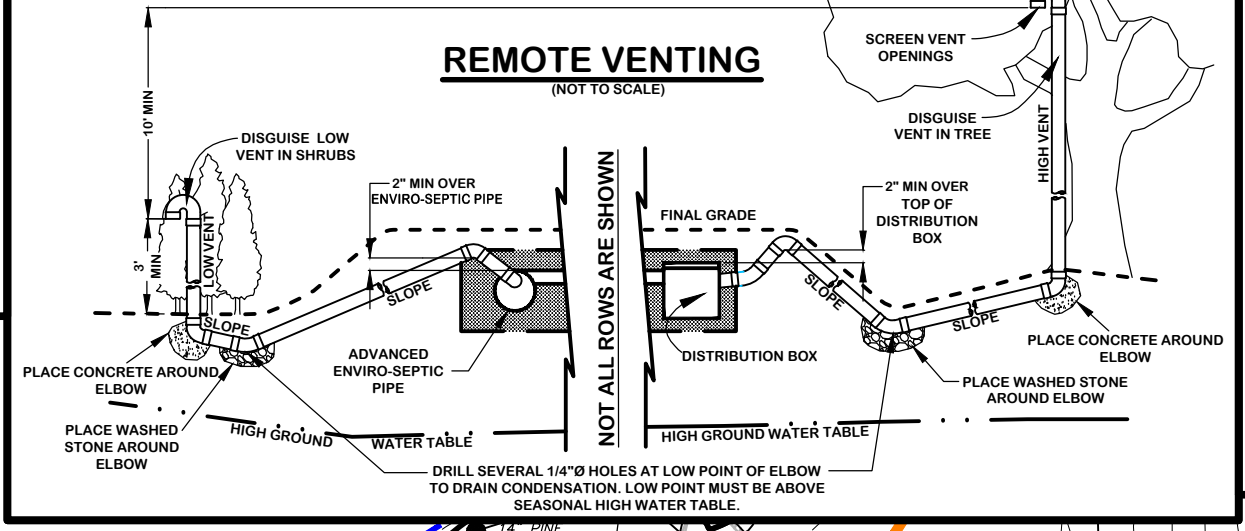
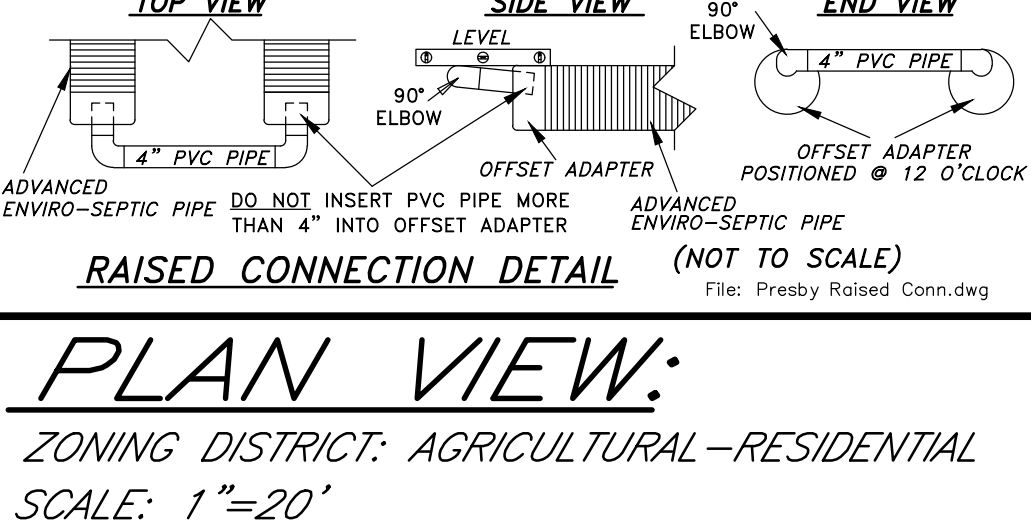
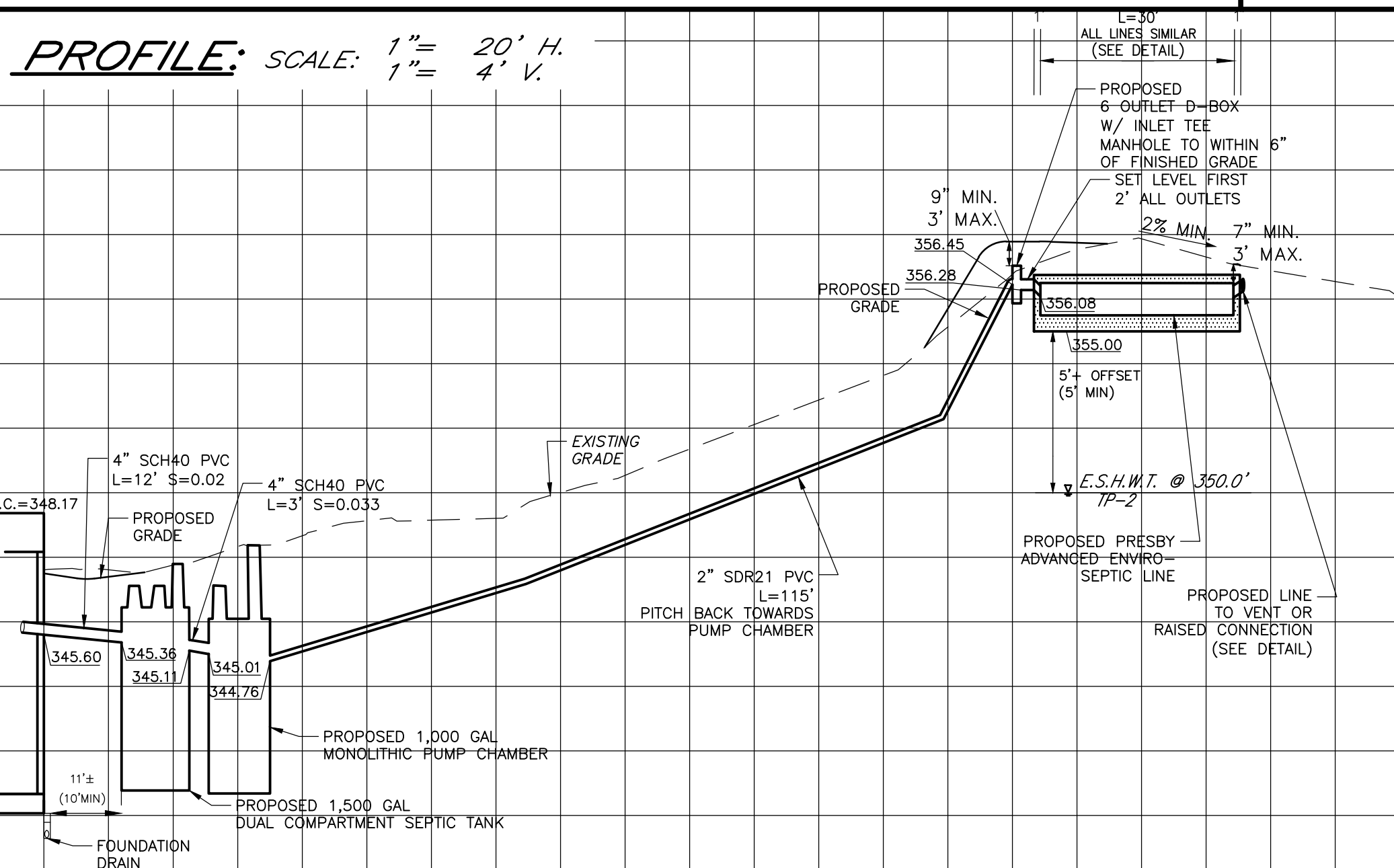
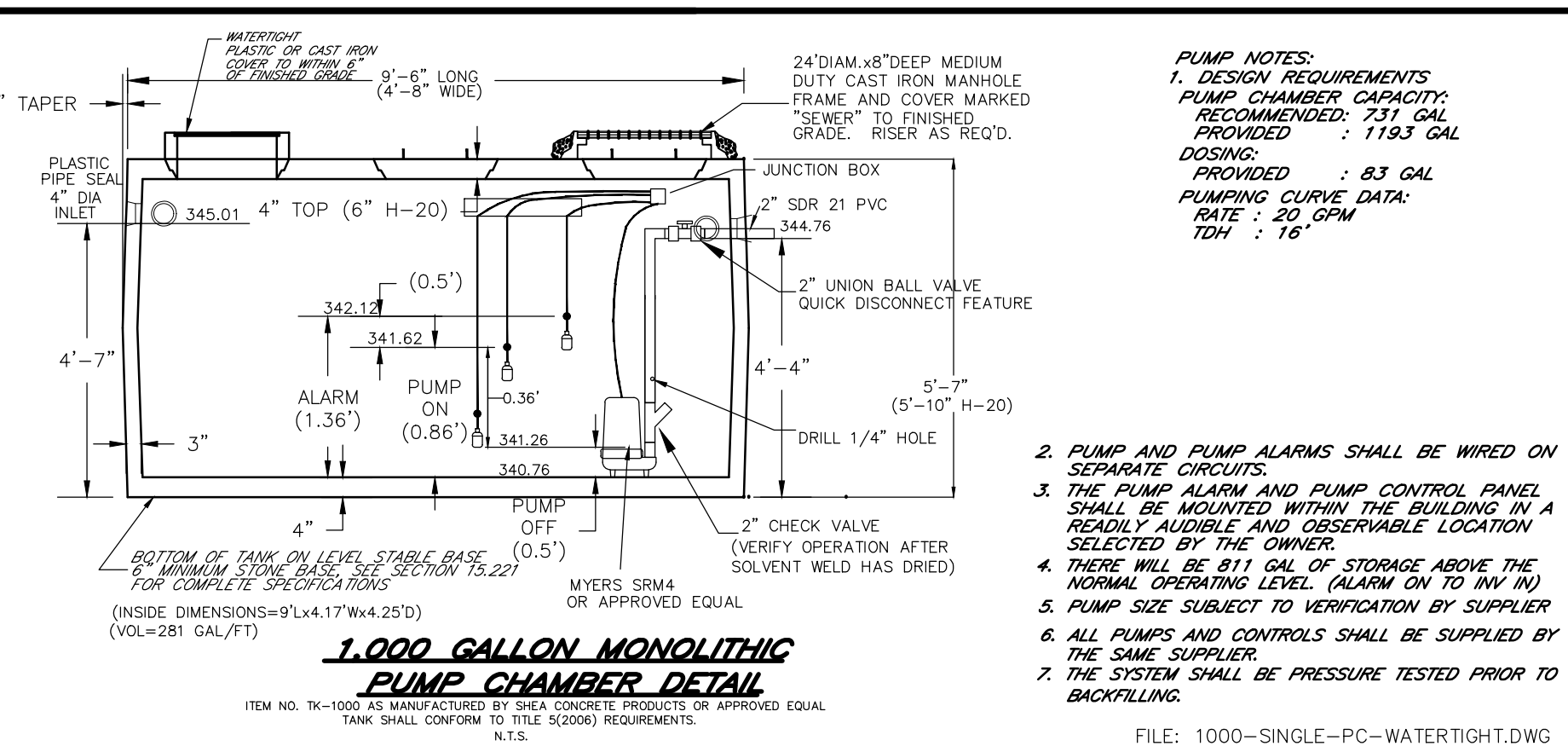


LOCUS PLAN:



NOTES:

- THIS PLAN IS FOR THE DESIGN AND CONSTRUCTION OF A SEWAGE DISPOSAL FACILITY ONLY.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO TITLE 5 AND THE HARVARD BOARD OF HEALTH REGULATIONS.
- IF ALTERATIONS (REMOVAL OF VEGETATION, GRADING, EXCAVATIONS, ETC.) ARE TO BE MADE WITHIN 100 FT. OF WETLAND AREAS (PONDS, BROOKS, SWAMPS, ETC.) A REQUEST FOR DETERMINATION OF APPLICABILITY OF THE WETLANDS PROTECTION ACT (C131 s40A) SHOULD BE FILED WITH THE TOWN'S CONSERVATION COMMISSION. THE FILING OF A NOTICE OF INTENT MAY BE REQUIRED AND LOCAL BYLAWS MAY APPLY.
- ACCEPTABLE MATERIAL SPECIFICATIONS FOR DISTRIBUTION LINES: PVC-SCHEDULE 40 (ASTM D 1785 & D 2685), SDR 35 (ASTM D 3034), ABS-SCHEDULE 40 (ASTM F 628), HDPE-SHALL MEET OR EXCEED ASTM F 810 FOR SMOOTH WALL POLYETHYLENE PIPE FOR USE IN DRAINAGE AND WASTE MATERIAL FIELDS. SCHEDULE 40 PVC SHALL BE USED IN AREAS SUBJECT TO VEHICULAR TRAFFIC.
- UNLESS OTHERWISE SHOWN, THERE ARE NO KNOWN WELLS WITHIN 150' OF THE PROPOSED SEWAGE DISPOSAL SYSTEM.
- ALL TOP, SUBSOIL, FILL, BOULDERS, AND OTHER MATERIALS UNDER THE PROPOSED LEACHING AREA SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL ACCORDING TO TITLE 5 SECTION 15.255 "CONSTRUCTION IN FILL".
- PER TITLE 5 REQUIREMENTS, THE DESIGN ENGINEER IS REQUIRED TO INSPECT CONSTRUCTION OF THE SEPTIC SYSTEM AND CERTIFY THAT THE SYSTEM IS CONSTRUCTED ACCORDING TO THE PLANS, LOCAL REGULATIONS, AND TITLE 5. IN MOST INSTANCES THE DESIGN ENGINEER IS ALSO REQUIRED TO PREPARE AN "AS-BUILT" PLAN, UNLESS OTHERWISE SPECIFICALLY STATED IN WRITING BETWEEN OWNER AND THE INSTALLER. THE INSTALLER SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS WITH THE DESIGN ENGINEER AND PAY FOR THESE SERVICES. NOTIFYING THE DESIGN ENGINEER DOES NOT RELIEVE THE OWNER OR INSTALLER FROM THE RESPONSIBILITY OF HAVING THE REQUIRED INSPECTIONS ETC. BY THE BOARD OF HEALTH.
- FINISHED GRADE OVER THE LEACHING AREA SHALL HAVE A MINIMUM SLOPE OF 2%.
- THE SYSTEM SHALL BE STAKED AND THE BENCHMARK SET IN THE FIELD BY THE DESIGN ENGINEER.
- ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INADEQUATELY SHOWN, BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. D.I.G. SAFE TELE. NO.: 1-888-344-7233.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO BE LOCATED ONCE BURIED.
- ALL DISTURBED SURFACES SHALL BE RESTORED WITH 4" OF LOAM AND AN APPROPRIATE NEW ENGLAND SEED MIX.
- ALL SEWER MANHOLES AT FINISHED GRADE SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.
- THE PRESBY ADVANCED ENVIRO-SEPTIC LEACHING SYSTEM HAS BEEN CERTIFIED FOR GENERAL USE; THIS SYSTEM SHALL BE INSTALLED AND OPERATED IN COMPLIANCE WITH THE MODIFIED APPROVAL FOR GENERAL USE MODIFIED FEBRUARY 22, 2022, TRANSMITTAL NUMBER ACCELA-21-CLM-00073-APP. AS THE DESIGNER OF RECORD, WE HEREBY CERTIFY WE HAVE RECEIVED THE REQUIRED TRAINING AND THE PLAN IS IN ACCORDANCE WITH THE LATEST DEP 1/A APPROVAL.
- CONTRACTOR SHALL VERIFY EXISTING BUILDING SEWER INVERT AND SEPTIC TANK INVERT PRIOR TO PURCHASING OF ANY COMPONENTS AND/OR INSTALLATION OF ANY COMPONENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER.
- THE EXISTING SEPTIC TANK SHALL BE PUMPED DRY, BOTTOM CAPTURED, AND BACKFILLED WITH CLEAN SAND IN ACCORDANCE WITH TITLE 5, SECTION 15.354 "ABANDONMENT OF SYSTEMS" OR DISPOSED OFFSITE. IF THE EXISTING LEACHFIELD IS ENCOUNTERED, SOIL SPOILS MAY BE PLACED AS GENERAL FILL WITH ONE FOOT OF COVER. THE REMAINDER OF THE LEACH FIELD MAY BE ABANDONED IN PLACE.
- ALL PIPE CONNECTIONS SHALL BE MADE WATERTIGHT BY USE OF BOOT, HYDRAULIC CEMENT OR COMPARABLE MEANS. EXPANDABLE FORM SPRAY IS NOT ACCEPTABLE. RISERS SHALL ALSO BE WATER TIGHT.
- ZABEL EFFLUENT TEE FILTER SHALL BE IN COMPLIANCE WITH APPROVAL ISSUED AUGUST 11, 1997. ALL SEWER MANHOLES AT FINISHED GRADE SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS. COVER SHALL BE PERMANENTLY MARKED "EFFLUENT TEE FILTER".
- REFER TO "CONCEPTUAL SITE PLAN" BY FLAVIN ARCHITECTS FOR TREE REPLACEMENT PLAN.



INVERT ELEVATIONS:

PROPOSED 4" INV. @ DWELLING	
4" INV. @ SEPTIC TANK(IN)	=345.36
4" INV. @ SEPTIC TANK(OUT)	=345.11
4" INV. @ PUMP CHAMBER(IN)	=345.01
4" INV. @ PUMP CHAMBER(OUT)	=344.76
2" INV. @ D.BOX(IN)	=356.45
4" INV. @ D.BOX(OUT)	=356.28

AT LEACHING FACILITY:

TOP OF SYSTEM SAND	=356.75
4" INVERT TO LINE	=356.08
BOTTOM OF SYSTEM SAND	=355.00

DESIGN DATA:

DESIGN FLOW:

3 BR. X 110 GPD/BR = 330 GPD
NOT DESIGNED FOR GARBAGE DISPOSAL

REQUIRED SEPTIC TANK:

REQUIRED: 660 & 330 GAL=990 GAL
PROVIDED: 1,000 & 500 GAL=1,500 GAL

REQUIRED SIZE SOIL ABSORPTION SYSTEM: (PRIMARY)

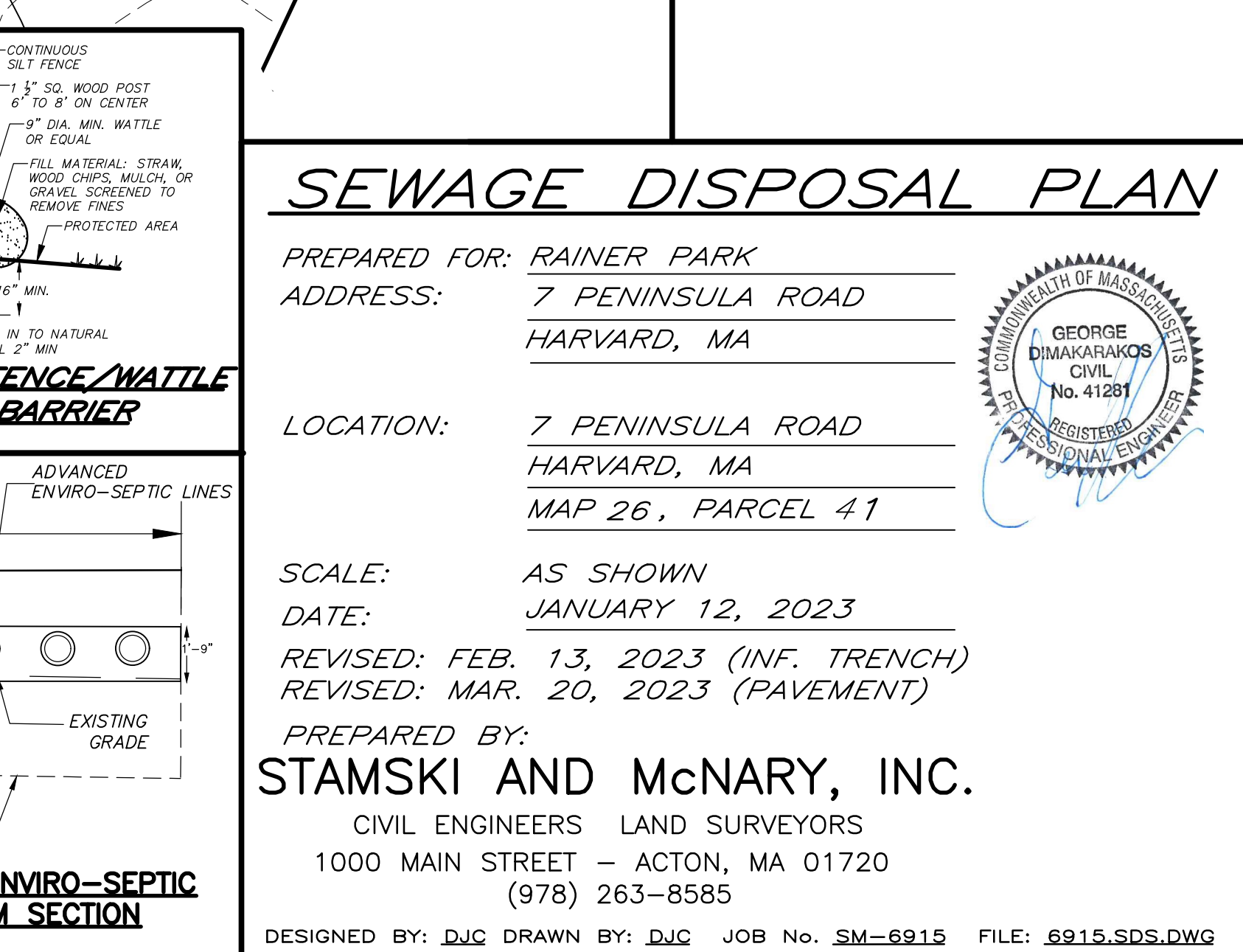
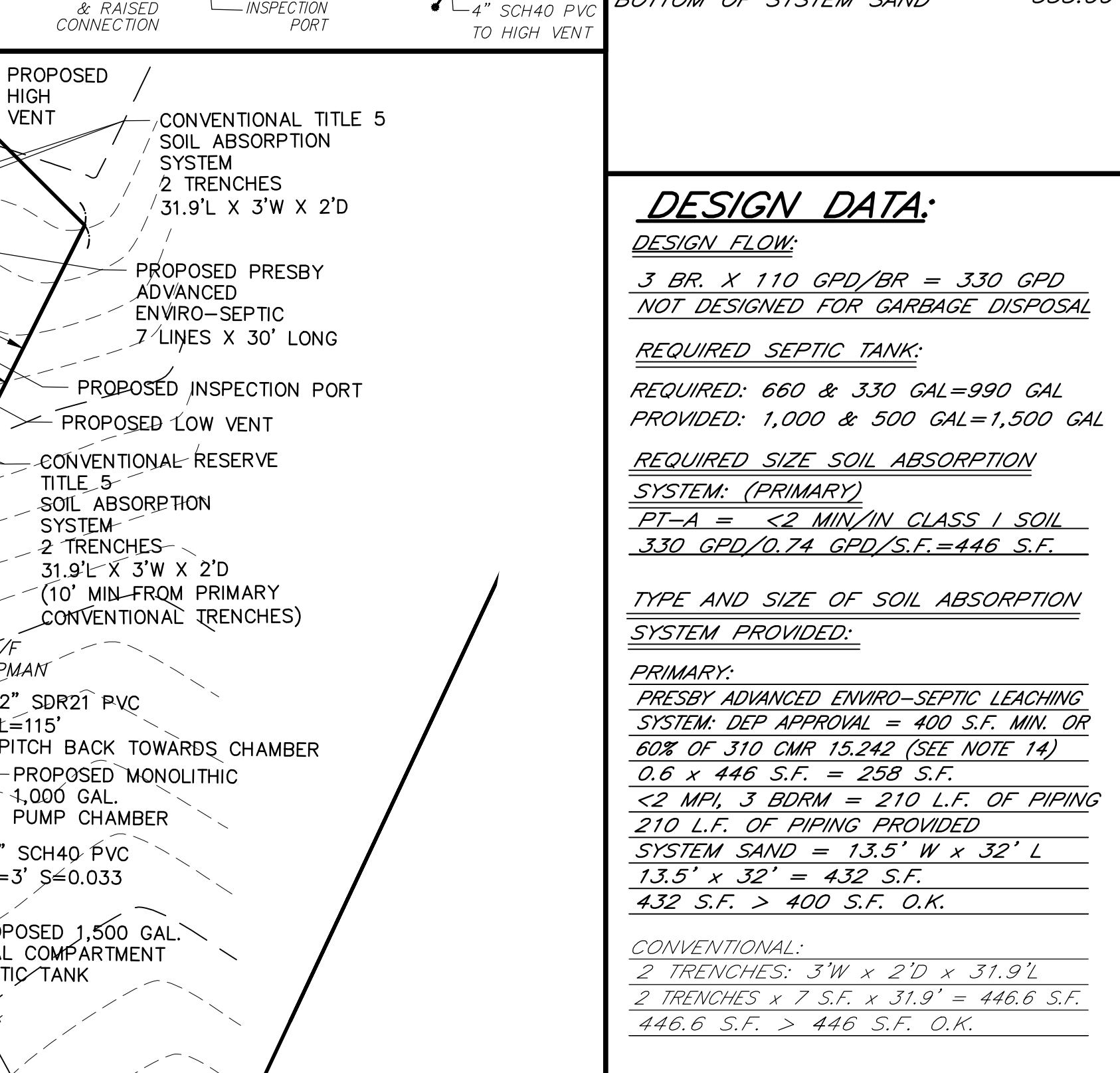
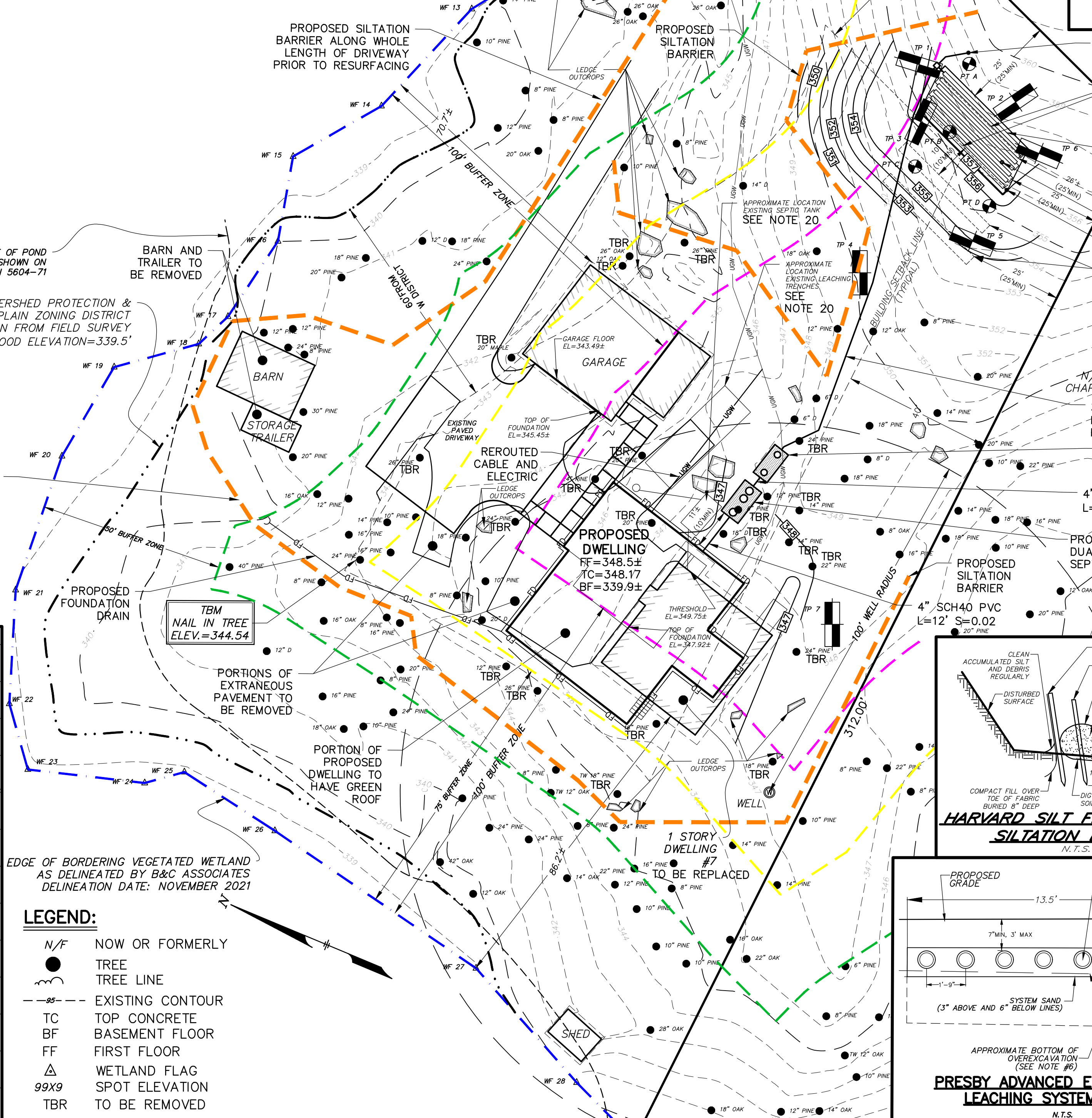
PT-A = <2 MIN/IN CLASS I SOIL
330 GPD/0.74 GPD/S.F.=446 S.F.

TYPE AND SIZE OF SOIL ABSORPTION SYSTEM PROVIDED:

PRIMARY:
PRESBY ADVANCED ENVIRO-SEPTIC LEACHING SYSTEM: DEP APPROVAL = 400 S.F. MIN. OR 608 OF 310 CMR 15.242 (SEE NOTE 14)
0.6 x 446 S.F. = 258 S.F.
<2 MPI, 3 BORN = 210 L.F. OF PIPING
210 L.F. OF PIPING PROVIDED
SYSTEM SAND = 13.5' W x 32' L
13.5' x 32' = 432 S.F.
432 S.F. > 446 S.F. O.K.

CONVENTIONAL:

2 TRENCHES: 3' W x 2' D x 31.9' L
2 TRENCHES x 7 S.F. x 31.9' = 446.6 S.F.
446.6 S.F. > 446 S.F. O.K.



SEWAGE DISPOSAL PLAN

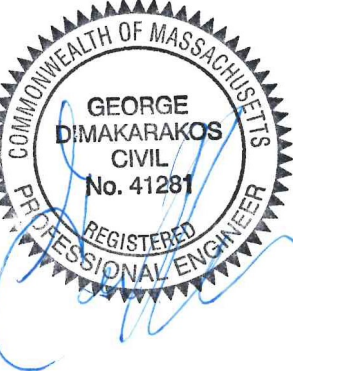
PREPARED FOR: RAINIER PARK
ADDRESS: 7 PENINSULA ROAD
HARVARD, MA

LOCATION: 7 PENINSULA ROAD
HARVARD, MA
MAP 26, PARCEL 41

SCALE: AS SHOWN
DATE: JANUARY 12, 2023
REVISED: FEB. 13, 2023 (INF. TRENCH)
REVISED: MAR. 20, 2023 (PAVEMENT)

PREPARED BY:
STAMSKI AND McNARY, INC.
CIVIL ENGINEERS LAND SURVEYORS
1000 MAIN STREET - ACTON, MA 01720
(978) 263-8585

DESIGNED BY: DJC DRAWN BY: DJC JOB NO. SM-6915 FILE: 6915.SDS.DWG



Attachment C
Plan by Flavin Architects

flavin
ARCHITECTS

STAMSKI AND MCNARY, INC.
CIVIL ENGINEER, SURVEY
1000 MAIN STREET
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PROJECT NORTH

KRISTAN SMITH-PARK
RAINER PARK

PROJECT
SMITH-PARK
RESIDENCE

PROJECT: 22031

Issue	Date
ZBA APPLICATION	12 APR 2023

Approved by _____ Date _____

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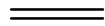
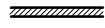
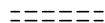


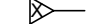


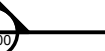
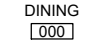






Project Name/Number: SMITH-PARK RESIDENCE/22031
Cad File Name: 22031-COVER.dwg

COVER SHEET

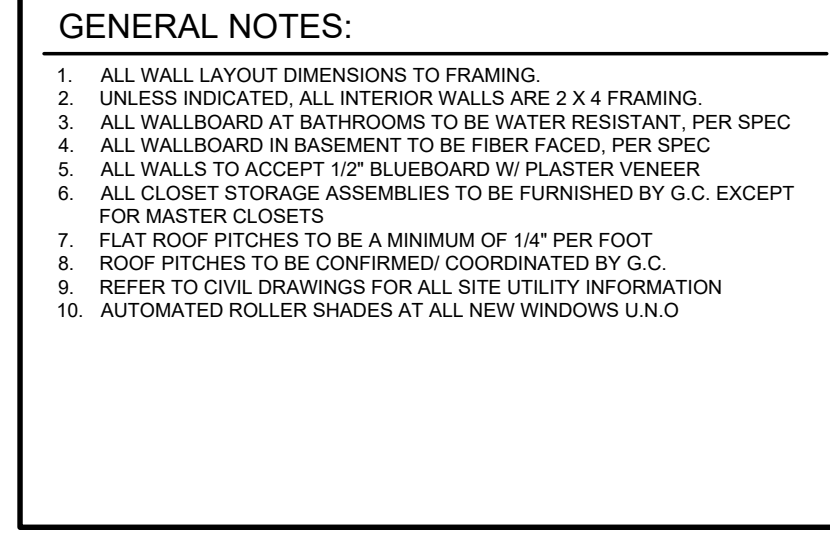
A0.00

FLAVIN ARCHITECTS

DRAWING LIST

	EXISTING WALL TO REMAIN	ACT	ACoustical TILE	INSUL	INSULATION, INSULATED
	NEW WALL	AFF	ABOVE FINISH FLOOR	INT	INTERIOR
	EXISTING WALL TO BE REMOVED	ALUM	ALUMINUM	LAM	LAMINATED
	MASONRY	ANOD	ANODIZED	MAX	MAXIMUM
	CONCRETE	BD	BOARD	MIN	MINIMUM
	WALL TYPE	BITUM	BITUMINOUS	MTL	METAL
	ENLARGED PLAN OR DETAIL INDICATOR	CEM	CEMENT	MW	MILLWORK
	ELEVATION MARKER	CER	CERAMIC	N.I.C.	NOT IN CONTRACT
	SECTION MARKER	CL	CENTER LINE	NOM	NOMINAL (SIZE)
	ROOM NAME AND NUMBER INDICATOR	CLO	CLOSET	OC	ON CENTER
	DOOR SYMBOL	CLR	CLEAR	OD	OUTSIDE DIAMETER
	WINDOW	CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
	PAINT MARKER	COMP	COMPOSITE	OPP	OPPOSITE HAND
	LIMIT OF WORK	CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
	CONSTRUCTION NOTES INDICATOR	CONT.	CONTINUOUS	PLAM	PLASTIC LAMINATE
	ALIGNMENT INDICATOR	CH	HORIZONTAL COURSING	PLWD	PLYWOOD
	INTERIOR ELEVATION MARKER	CV	VERTICAL COURSING	PTD	PAINTED
		DTL	DETAIL	REQD	REQUIRED
		ELEC	ELECTRICAL	SC	SOLID CORE
		ELEV	ELEVATION	SCHED	SCHEDULE
		ENAM	ENAMEL	SF	SQUARE FEET
		ETR	EXISTING TO REMAIN	SIM	SIMILAR TO
		EXST	EXISTING	SS	STAINLESS STEEL
		EXT	EXTERIOR	STL	STEEL
		FH	FLAT HEAD (SCREW)	SUSP	SUSPENDED
		FIN	FINISH	TBD	TO BE DETERMINED
		FL	FLUSH	T+G	TONGUE AND GROOVE
		GA	GAUGE	TEL	TELEPHONE
		GALV	GALVANIZED	THOLD	THRESHOLD
		GBW	GYPSON WALLBOARD	TYP	TYPICAL
		HC	HOLLOW CORE	VERT	VINYL COMPOSITION TILE
		HD GALV	HOT DIP GALVANIZED	VIF	VINYL IN FIELD
		HM	HOLLOW METAL	VERT	VERTICAL
		HORIZ	HORIZONTAL	V.P.A.B.	VAPOR PERMEABLE AIR BARRIER
		HR	HOUR	VT	VINYL TILE
		ID	INSIDE DIAMETER	WD	WOOD
		IG	DOUBLE INSULATED GLASS	WV	WOOD VENEER

[illegible]

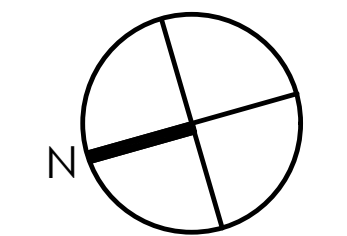


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STAMP

PROJECT NORTH



PREPARED FOR:

KRISTAN SMITH-PARK
RAINER PARK

PROJECT
SMITH-PARK
RESIDENCE

7 PENINSULA RD.,
HARVARD, MA 01451

PROJECT: 22031

Issue	Date
ZBA APPLICATION	29 MAR 2023

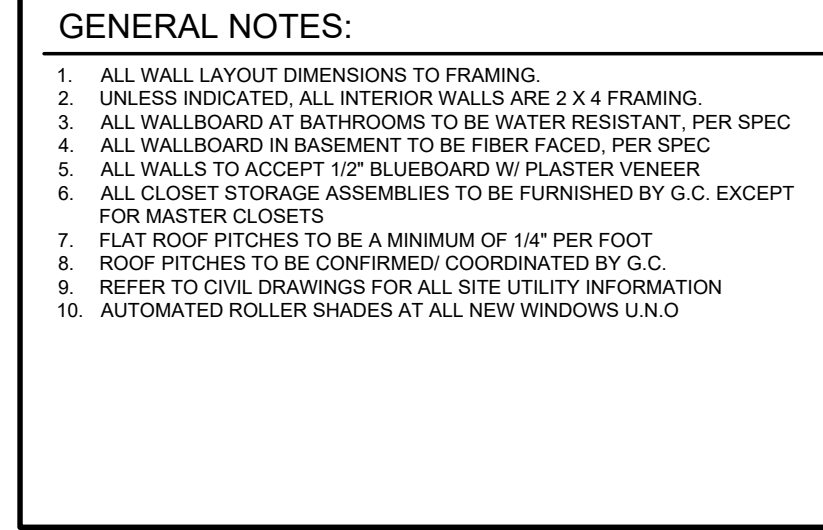
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Project Name/Number: SMITH-PARK RESIDENCE/22031
Cad File Name: 22031-PLAN LL.dwg

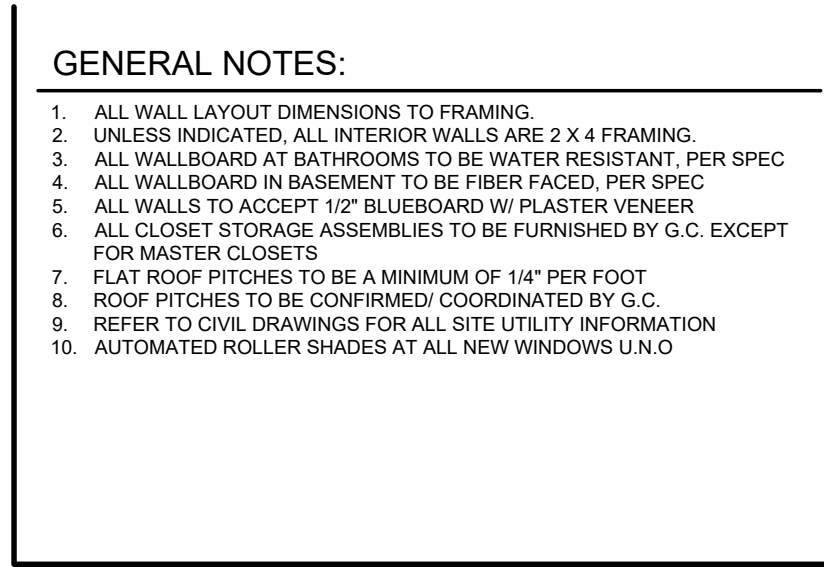
BASEMENT PLAN

A1.00

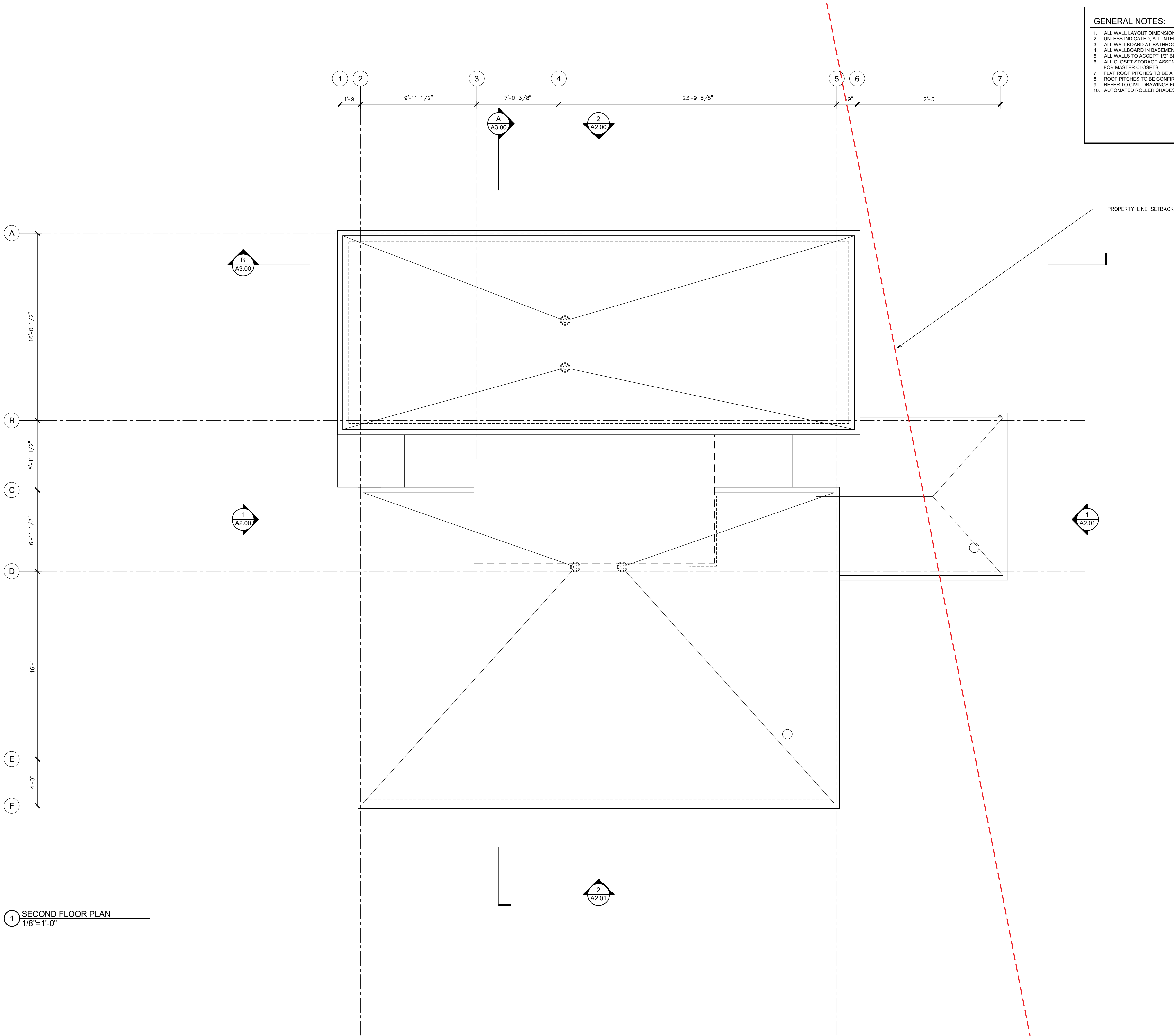


A1.01

1 FIRST FLOOR PLAN
1/8"=1'-0"



A1.02



GENERAL NOTES:

1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
3. ALL WALL BOARD AT BATHROOMS TO BE WATER RESISTANT, PER SPEC.
4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED, PER SPEC.
5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER.
6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS.
7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT.
8. ROOF PITCHES TO BE CONFIRMED/ COORDINATED BY G.C.
9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS U.N.O.

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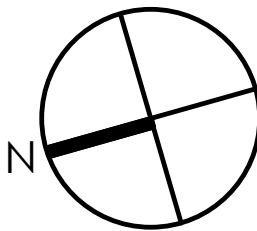
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PROJECT NORTH



PREPARED FOR:

KRISTAN SMITH-PARK
RAINER PARK

PROJECT

SMITH-PARK
RESIDENCE

7 PENINSULA RD.,
HARVARD, MA 01451

PROJECT: 22031

Issue	Date
ZBA APPLICATION	12 APR 2023

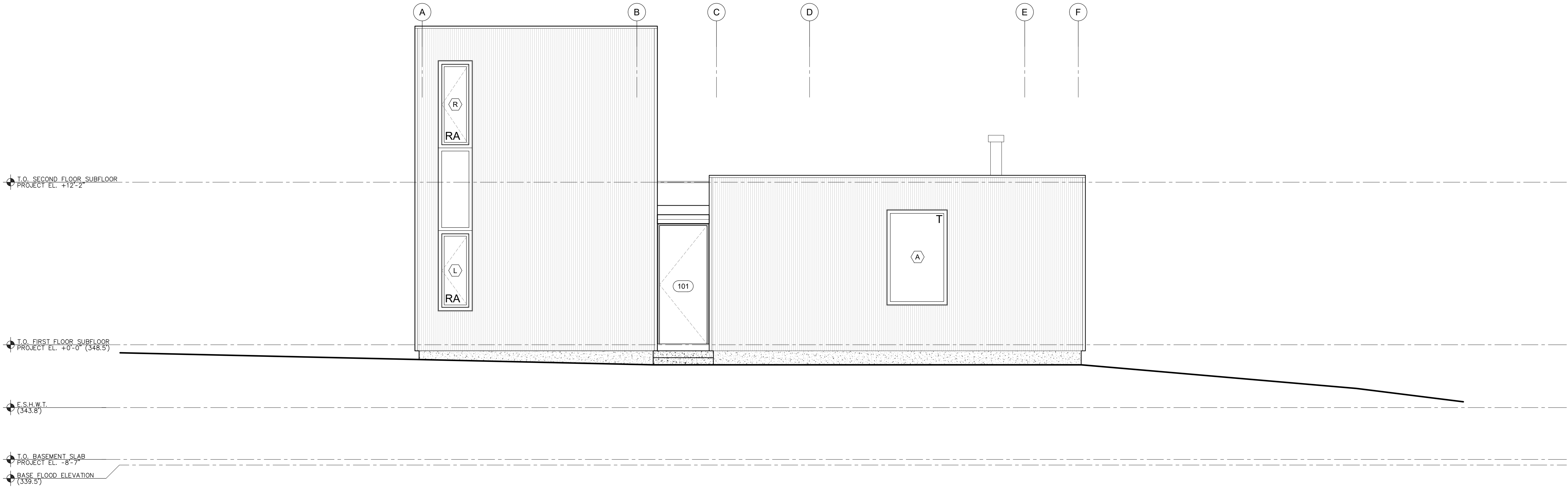
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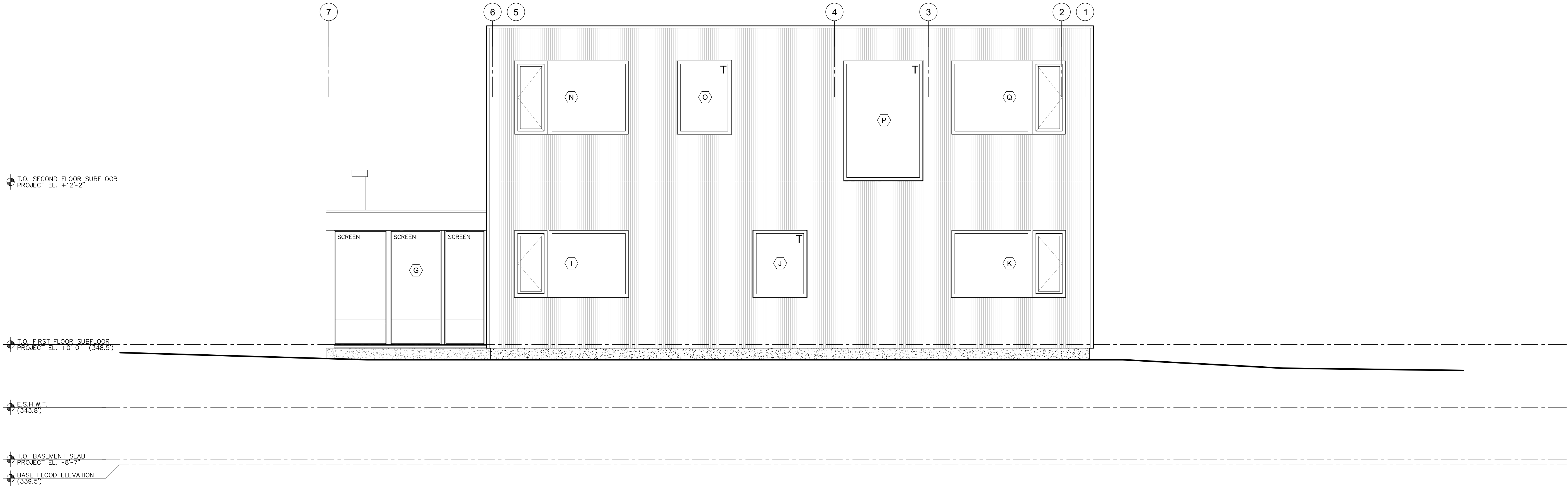
Project Name/Number: SMITH-PARK RESIDENCE/22031
Cad File Name: 22031-PLAN ROOF.dwg

ROOF PLAN

A1.03



1 NORTH ELEVATION
1/4"=1'-0"



2 EAST ELEVATION
1/4"=1'-0"

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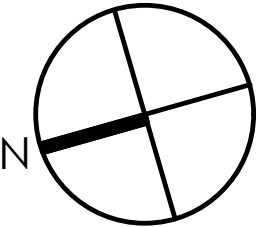
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HARVARD, MA 01451

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Issue	Date
ZBA APPLICATION	12 APR 2023

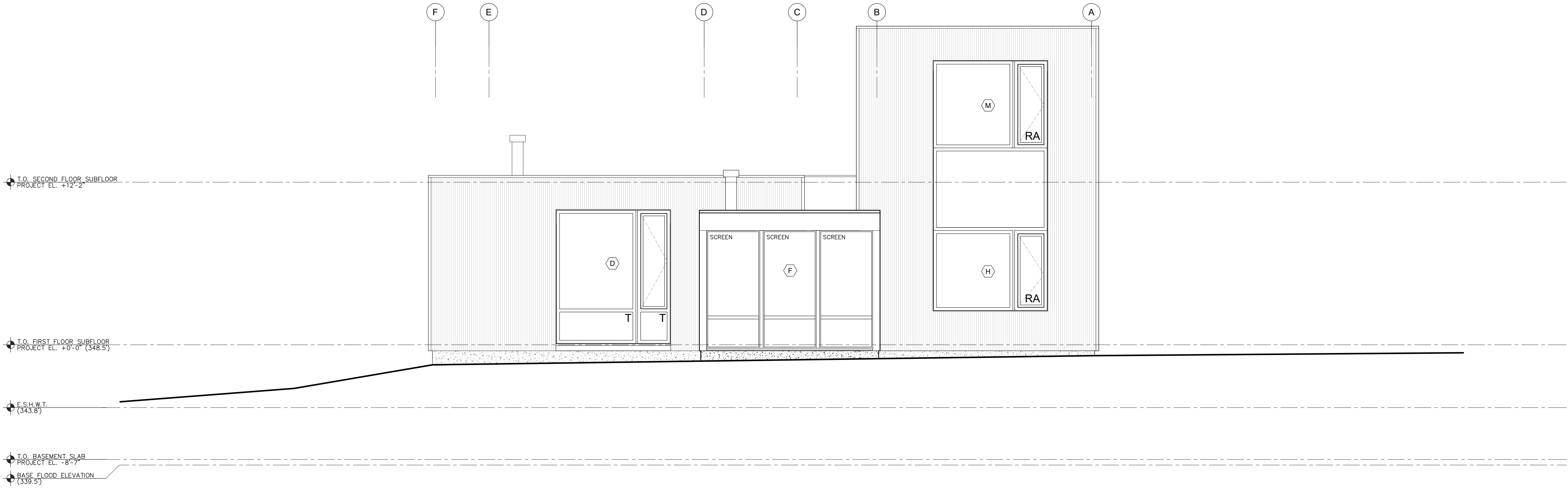
Approved by	Date
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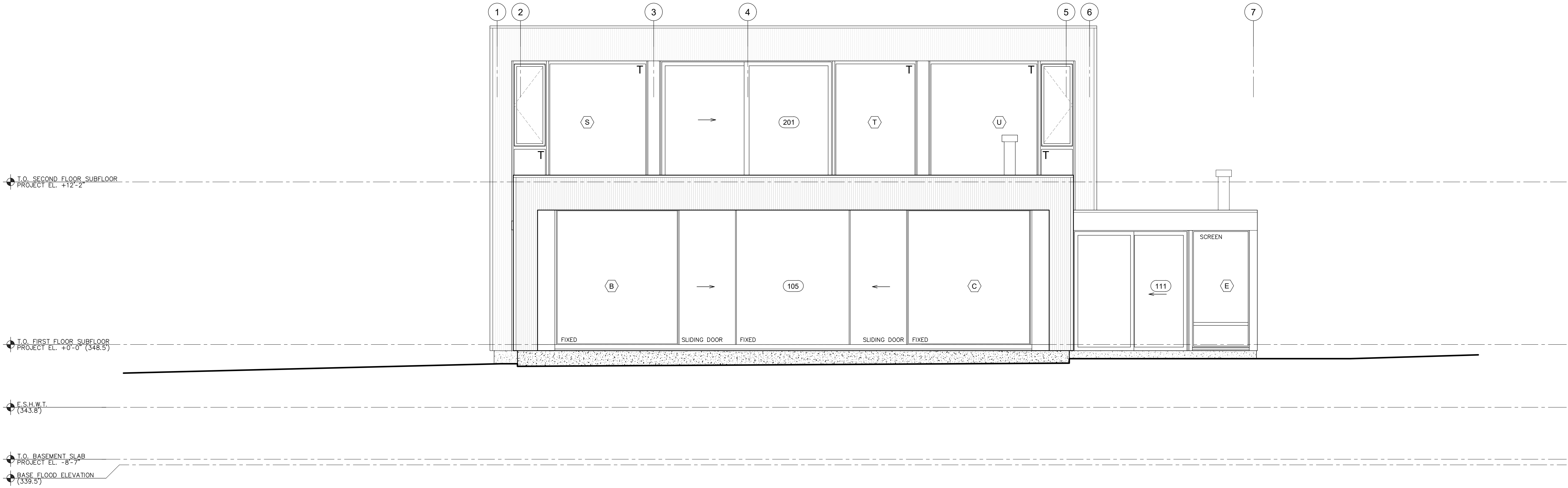
Project Name/Number: SMITH-PARK RESIDENCE/22031
Cad File Name: 22031-ELEVATIONS.dwg

EXTERIOR
ELEVATIONS

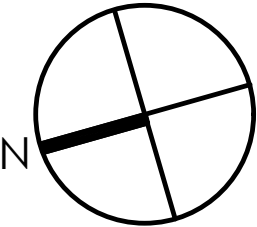
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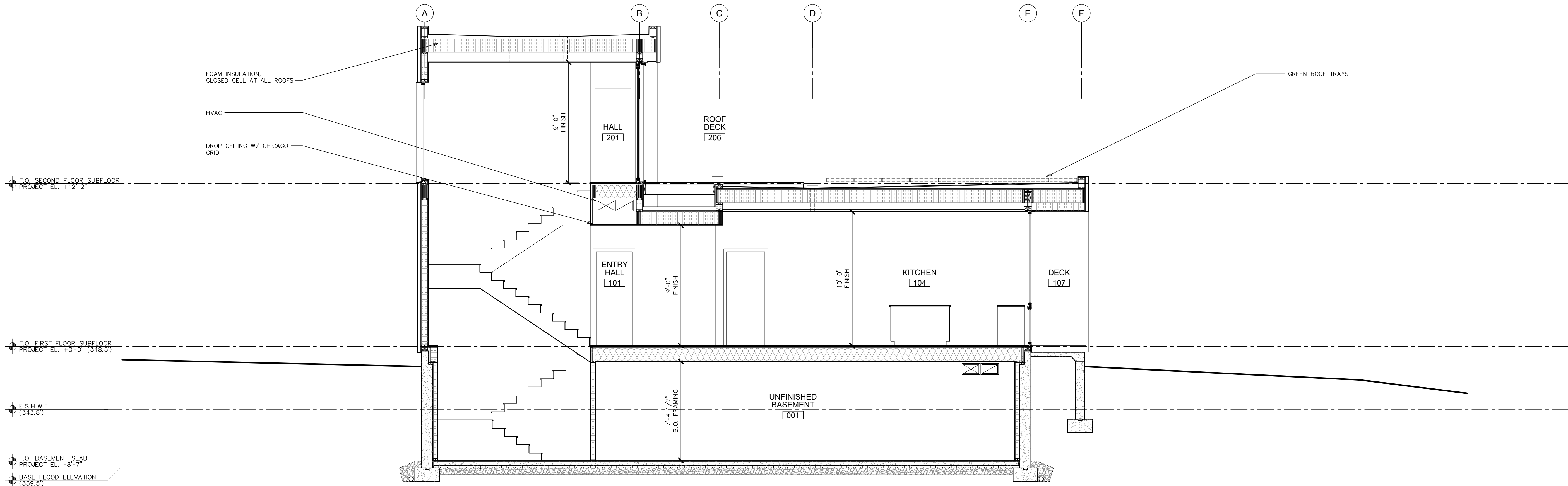


1 SOUTH ELEVATION
1/4"=1'-0"

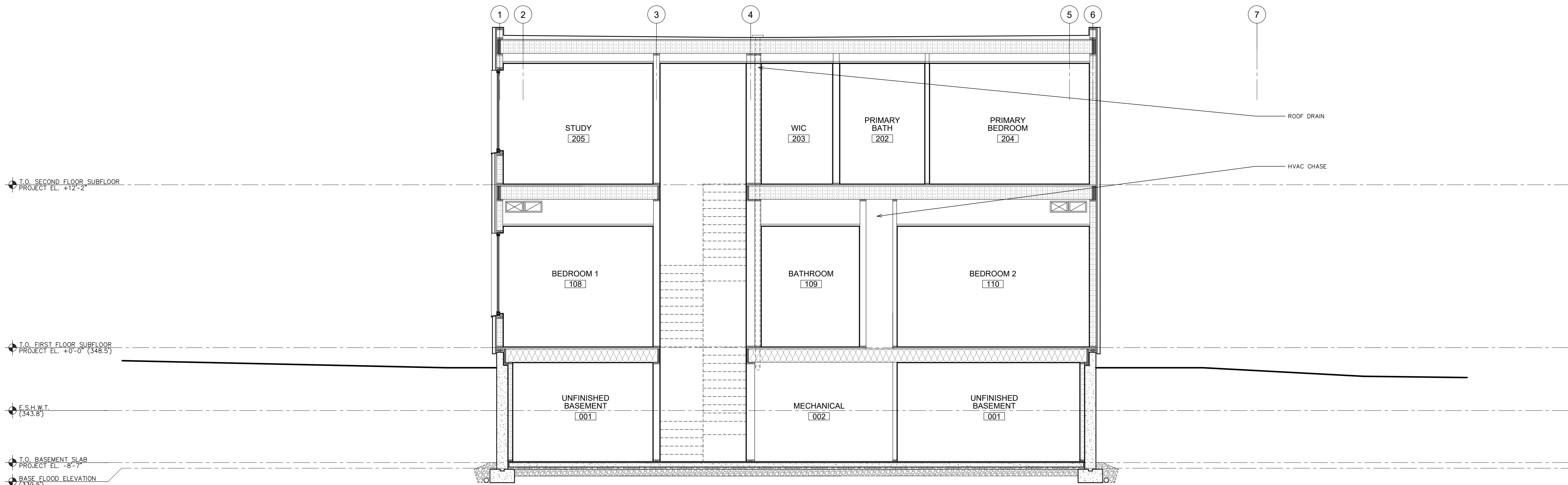


2 WEST ELEVATION
1/4"=1'-0"





A BUILDING SECTION
1/4"=1'-0"



B BUILDING SECTION
1/4"=1'-0"