

Harwich Planning Board Agenda
Tuesday, October 6, 2020 – 6:30 PM
Griffin Room, Town Hall, 732 Main Street, Harwich

This meeting will be held **VIA REMOTE PARTICIPATION ONLY**.
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- I. Call to Order** Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

II. Public Hearings

- A. Continued: **PB2020-02 Steve Gopoyan & Swavi Osev**, as applicant/tenant, c/o Andrew Singer, Esq., Emulous E Hall, et als., as owners, seeks approval of a Site Plan Review Special Permit and a Use Special Permit with waivers, pursuant to the Code of Town of Harwich §§325-13, ¶IV Line 30, -55 and -51 to construct a miniature golf course and expand and improve the parking and vehicle access. The property is located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. Continued from 9/10/20.
- B. **PB2020-24 195 Queen Anne Road, LLC**, as applicant, George A. McLaughlin III, as manager, Daniel A. Ojala, P.E., P.L.S., as representative, seeks approval of a Site Plan Review Special Permit and a Special Permit for structures with a gross floor area > 7,500 SF and 20 or more new parking spaces pursuant to the Code of the Town of Harwich §325-55 and §§325 9 and -51 to construct an industrial warehouse/contractor structure (7 bays, 9,000 sf). The property is located at 195 Queen Anne Road, Map 58, Parcel F1-2 in the I-L zoning district. ***Please note: the applicant has requested a continuance to October 27, 2020, no testimony will be taken.***

III. Public Meeting**

- A. New Business:
1. **Minutes:** September 22, 2020 & September 26, 2020
 2. **Littlefield Pond Road – Request for release of cash surety.**
 3. **2021 Meeting/Hearing Schedule for Review and Approval.**
- B. Old Business:
- C. Briefings and Reports by Board Members

IV. Adjourn

***PLEASE NOTE:** *We request all who are attending this meeting to please observe the same courtesies that would be observed if you were here in person. If you need to conduct unrelated business before your item on the agenda comes up, we request you mute your line –*
Use *6 to mute and unmute your phone.

**Per the Attorney General's Office – Boards/Commissions may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following "New Business".

Next Planning Board Meeting (Subject to Change) – Tuesday, November 10, 2020.

*Requests for accommodations for any person having a disability can be made by contacting the
Administration Office at 508-430-7513.*

Authorized Posting Officer: Elaine Banta, ebanta@town.harwich.ma.us or 508-430-7511



AGENDA ITEM II.A

To: Planning Board
From: Charleen Greenhalgh, Town Planner
Date: September 29, 2020
Re: Staff Report #3 – Site Plan Review Special Permit & Use Special Permit

PB2020-02 Steve Gopoyan & Swavi Osev, as applicant/tenant, c/o Andrew Singer, Esq., Emulous E. Hall, et als., as owners, seeks approval of a Site Plan Review Special Permit and a Use Special Permit with waivers, pursuant to the Code of Town of Harwich §§325-13, ¶IV Line 30, -55 and -51 to construct a miniature golf course and expand and improve the parking and vehicle access. The property is located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts.

The Planning Board will reopen the public hearing on Tuesday, October 6, 2020 no earlier than at 6:30 p.m. The public hearing was originally opened on February 11, 2020 and continued to March 11, April 28, June 9 (although no meeting was held at the decision of the Planning Board Chair), July 28, August 25, 2020 and September 10, 2020. Testimony was taken at the September 10, 2020 meeting only.

Description

The applicant seeks two approvals for the property at 0 Sisson Road and 346 Route 28. The first is a Site Plan Review Special Permit for the construction of a miniature golf course just north of the existing Bud's Go Karts recreation use and associated parking and an existing Antique Shop retail use. The second part of the application is a Use Special Permit for an outdoor recreation use, specifically the miniature golf use. This proposal received a use variance from the Harwich Zoning Board of Appeals on June 24, 2020 to allow for the miniature golf use within the residentially zone portion of the property. The application was filed with the Town Clerk on January 7, 2020 with revised plans and information submitted on January 29, 2020, February 3, 2020, July 6, August 24 and August 31, 2020. The following are list the items most recently filed and therefore pertinent to the Board's review and include the following:

1. Form A – Special Permits & Site Plan Review dated January 7, 2020
2. Municipal Lien Certificates
3. A narrative date received July 6, 2020
4. A Waiver Request letter from Moran Engineering Assoc., LLC, dated January 6, 2020
5. Stormwater Management Parking & Walkways Drainage Calculations, prepared by Moran Engineering Assoc., LLC, dated January 6, 2020; and revised Stormwater Management Parking & Walkways Drainage Calculations, prepared by Moran Engineering Assoc., LLC, dated January 29, 2020
6. A Summary of Reasoning, by Attorney Andrew Singer, received stamp date Jul 6 2020.

7. Project Benefit List, received stamp date July 6, 2020
8. Three letters of support from the community.
9. Set of Plans by Moran Engineering Assoc., LLC, 346 Route 28 & 0 Sisson Rd, Harwich MA, Project 19-222, as follows:
 - a. Existing Conditions Site Plan, prepared for Swavi Osev and S&E, LLC, scale 1"=40', dated 5/20/20, revised 7/3/20 and 8/20/20 – Sheet 1.
 - b. Proposed Site Plan for Miniature Golf, prepared for S & S Amusements, LLC, scale 1"=40', dated 5/20/20, revised 7/3/20, 8/20/20 and 8/27/2020 – Sheet 2.
 - c. Proposed Parking Lot Details and Structure, Lighting & Utility Locations, prepared for S & S Amusements, LLC, scale 1"=20', dated 8/20/2020, revised 8/27/20 – Sheet 3.
 - d. Proposed Grading Plan & Fence Details, prepared for S & S Amusements, LLC, scale 1"=20', dated 8/20/2020, revised 8/27/20 – Sheet 4.
 - e. Proposed Drainage Plan & Details, prepared for S & S Amusements, LLC, scale 1"=20', dated 8/20/2020, revised 8/27/20 – Sheet 5.
10. Preliminary Parking Lot Lighting, Harwich Miniature Golf, prepared by Apex Lighting Solutions Plan, dated 01/08/2020, revised 012820 and 081020, Sheet L-1.R2.
11. XSP Series – XSP2™ LED Street/Area Luminaire – Double Module – Version C, by CREE, 5 pages.
12. LUMEC by signify, Outdoor, Poles and Brackets, APR4 Round Aluminum Pole, 3 pages.
13. LUMEC by signify, Urban, UrbanScape, MPTC Post Top, 5 pages.
14. Mini-Golf Layout, S & S Amusements LLC., 346 Rt. 28 & 0 Sisson Rd., Castle Golf, dated 8-14-2020, Sheet C-1A.
15. Mini-Golf Layout, S & S Amusements LLC., 346 Rt. 28 & 0 Sisson Rd., Castle Golf, dated 8-14-2020, Sheet C-1A – Color Version.
16. Set of Plans for the Miniature Golf Features, Project S&S Amusements Mini-Golf, by Castle Golf Inc.:
 - a. Boat House Hole 4 – Sheet a-01
 - b. Light House Hole 8 – Sheet a-02
 - c. Crab Pots Hole 12 – Sheet a-03
 - d. Boat Dock 18th – Sheet a-04
 - e. Shrimp Boat – Sheet a-05
17. Proposed Landscape Plan for Mini Golf Course, Prepared for S&S Amusements, 346 Route 28 & 0 Sisson Road, Harwich, MA, prepared by Shannon Goheen, Second Nature Gardenworks, dated 8/24/20, scale 1"=20'.

Please note that these items would be referenced in the decision.

Planning Staff Comments:

1. The Planning Board heard testimony at the September 10, 2020 meeting. At that meeting the public hearing was continued to allow the Town Planner to refine recommended conditions based on discussions and testimony taken at that meeting.
2. Several conditions are recommended primarily for the Site Plan Special Permit, and include but are not limited to:
 - a. All drainage and storm water requirements, local, state and federal, shall be met and approved by the Harwich Town Engineer prior to the commencement of construction operations, including a Stormwater Permit, pursuant to the local Comprehensive Stormwater and Illicit Discharge Regulations.

- b. Prior to commencement of any work on the subject site, the two parcels shall either be combined by an Approval Not Required Plan or an Easement Agreement or some other legal agreement shall be executed. Neither document shall be valid nor work commence until said document is recorded at the Barnstable County Registry of Deeds and a copy of said document is filed with the Harwich Town Clerk and the Harwich Planning Board.
 - c. All Zoning Board of Appeals conditions pursuant to Case No. 2020-18, or subsequent Zoning Board action, shall be strictly adhered to.
 - d. Conservation Commission review and approval shall be required and all conditions and/or requirements shall be strictly adhered to.
 - e. All Board of Health requirements and/or conditions shall be strictly adhered to.
 - f. Signage shall comply with the requirements of the Code of the Town of Harwich and the Building Department.
 - g. Lighting shall comply with the requirements of the Code of the Town of Harwich.
 - h. Any changes to the site plan, other than those that may result from the Stormwater Discharge Permit or Conservation Commission review, shall be subject to further Planning Board review and approval.
 - i. Any changes as a result of the Stormwater Discharge Permit or Conservation Commission review, must be shown on the final as-built plan.
 - j. This decision shall be recorded at the Barnstable Registry of Deeds prior to the issuance of a building permit.
 - k. Conformance with all review procedure requirements outlined pursuant to §400-18.G Inspection, certificate of completion and as-built plan, of the Code of the Town of Harwich shall be met.
3. As a reminder, if Board Members are not going to vote favorably on either Special Permit (Site Plan or Use Special Permit), the Board Members must provide reasons and/or findings as to why the request(s) does not meet the necessary requirements.

BOARD VOTE

Continuance

If the Board will require additional information or wants to take the matter under advisement the following motion is recommended:

Move to continue the hearing for **PB2020-02 Steve Gopoyan & Swavi Osev**, to no earlier than 6:30 pm on _____ (Next Meeting Dates: *October 27, November 10*) for the following reason(s): *Need to provide reasons for the continuance...additional information.*

IF BOARD IS READY TO RENDER A DECISION, THE FOLLOWING MOTIONS ARE PROVIDED:

Vote to Close the Public Hearing

Vote to Adopt Proposed Findings:

To adopt the following finding of fact:

1. The property is located within the C-H-1 and the R-M zoning districts.
2. The Harwich Zoning Board of Appeals granted a variance, pursuant to case #2020-18, for the proposed use to be located within a residential zoning district.
3. The parking complies with the requirements of Article IX, Off-Street Parking Regulations.

4. Adequate landscaping and buffers for adjacent residential properties have been provided.
5. Screening of parking complies with the provisions of § 325-43.
6. The proposed use is allowable with a Special Permit.
7. The Conservation Commission approved the original proposal; however due to changes in the plan, the reduction from a 36-Hole Miniature Golf Course to an 18-Hole Golf Course, Conservation Commission review and approval shall be required for the proposed improvements located within the FEMA Flood Zone.
8. The use as developed will not adversely affect the neighborhood.
9. The specific site is an appropriate location for such a use, structure or condition.
10. There will be no nuisance or serious hazard to vehicles or pedestrians.
11. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

Vote on Special Permit for the Use: (*Please Note:* An affirmative vote by at least five Planning Board members is required.)

- A. To **approve** case number PB2020-02 for a Use Special Permit for Steve Gopoyan & Swavi Osev, as applicant/tenant, Emulous E. Hall, et als., as owners, pursuant to the Code of Town of Harwich §325-13, ¶IV Line 30 and §325-51 to construct a miniature golf course on property located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. The decision is based on the aforementioned findings of fact and the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich.
- B. To **approve with conditions** case number PB2020-02 for a Use Special Permit for Steve Gopoyan & Swavi Osev, as applicant/tenant, Emulous E. Hall, et als., as owners, pursuant to the Code of Town of Harwich §325-13, ¶IV Line 30 and §325-51 to construct a miniature golf course on property located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. The application is pursuant to the Code of the Town of Harwich §325-51.M, and 55. The decision is based on the aforementioned findings of fact and the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich. The following conditions are imposed:
 1. This decision shall be recorded at the Barnstable Registry of Deeds prior to the issuance of a building permit.
- C. To **deny** case number case number PB2020-02 for a Use Special Permit for Steve Gopoyan & Swavi Osev, as applicant/tenant, Emulous E Hall, et als., as owners, pursuant to the Code of Town of Harwich §325-13, ¶IV Line 30 and §325-51 to construct a miniature golf course on property located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. The decision is based on the fact that the application does not meet the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich, specifically...(*Note: need to list the specific requirements that have not been satisfied.*)

Vote on Site Plan Review Special Permit: (*Please Note:* An affirmative vote by at least five Planning Board members is required.)

A. To **approve with conditions** case number PB2020-02 Steve Gopoyan & Swavi Osev, as applicant/tenant, Emulous E Hall, et als., f a Site Plan Review Special Permit pursuant to the Code of Town of Harwich §325-55 to construct a miniature golf course and expand and improve the parking and vehicle access for the property located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. The decision is based on the aforementioned findings of fact and the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich and following conditions:

1. All drainage and storm water requirements, local, state and federal, shall be met and approved by the Harwich Town Engineer prior to the commencement of construction operations, including a Stormwater Permit, pursuant to the local Comprehensive Stormwater and Illicit Discharge Regulations.
2. Prior to commencement of any work on the subject site, the two parcels shall either be combined by an Approval Not Required Plan or an Easement Agreement or some other legal agreement shall be executed. Neither document shall be valid nor work commence until said document is recorded at the Barnstable County Registry of Deeds and a copy of said document is filed with the Harwich Town Clerk and the Harwich Planning Board.
3. All Zoning Board of Appeals conditions pursuant to Case No. 2020-18, or subsequent Zoning Board action, shall be strictly adhered to.
4. Conservation Commission review and approval shall be required and all conditions and/or requirements shall be strictly adhered to.
5. All Board of Health requirements and/or conditions shall be strictly adhered to.
6. Signage shall comply with the requirements of the Code of the Town of Harwich and the Building Department.
7. Lighting shall comply with the requirements of the Code of the Town of Harwich.
8. Any changes to the site plan, other than those that may result from the Stormwater Discharge Permit or Conservation Commission review, shall be subject to further Planning Board review and approval.
9. Any changes as a result of the Stormwater Discharge Permit or Conservation Commission review, must be shown on the final as-built plan.
10. This decision shall be recorded at the Barnstable Registry of Deeds prior to the issuance of a building permit.
11. Conformance with all review procedure requirements outlined pursuant to §400-18.G Inspection, certificate of completion and as-built plan, of the Code of the Town of Harwich shall be met.

B. To **deny** case number PB2020-02 Steve Gopoyan & Swavi Osev, as applicant/tenant, Emulous E Hall, et als., for a Site Plan Review Special Permit pursuant to the Code of Town of Harwich §325-55 to construct a miniature golf course and expand and improve the parking and vehicle access for the property located at 346 Route 28 and 0 Sisson Road, Maps 21, Parcels N1 & N2, respectively, in the C-H-1 and R-M zoning districts. The decision is based on the fact that the Use Special Permit for the Miniature Golf was denied and therefore the Site Plan is no long viable or necessary.

Town of Harwich
ZONING BOARD OF APPEALS
732 Main Street, Harwich, MA 02645

tel: 508-430-7506 fax: 508-430-4703

CASE NO. 2020-18

APPLICATION BY:

STEVE GOPOYAN AND SWAVI OSEV
C/O LAW OFFICE OF SINGER & SINGER, LLC
P.O. BOX 67, DENNISPORT, MA 02639

OWNER:

ANDREW HALL, SUCCESSOR TRUSTEE OF THE
EMULOUS HALL REALTY TRUST
243 PLEASANT LAKE AVENUE, HARWICH, MA 02645

PROPERTY: 0 SISSON ROAD AND 346 ROUTE 28, HARWICHPORT
MAP #21, PARCEL ##N2-0 & N1-0
CH-1 AND RM ZONING DISTRICTS

LOT 1 ON LAND COURT PLAN 36057-B CERTIFICATE OF TITLE 129097
DEED BOOK 8416, PAGE 102

DATE OF HEARING: JUNE 26, 2020



DECISION

At its meeting on June 26, 2020, the Zoning Board of Appeals (the "Board") voted 5-0-0 to grant a Variance to re-use a portion of the previously-disturbed, commercially-used, residential portion of the split-zoned Property in connection with a seasonal miniature golf course business.

The Applicant requested a Variance under Section 325-52 of the Harwich Zoning By-Law ["Zoning By-Law"] and M.G.L. Chapter 40A, Section 10, from the provisions of Section 325-9 and Table 1 of the Zoning By-Law, in order to complete the redevelopment as shown on the submitted plans. The Building Commissioner issued a Denial-Referral Letter, dated December 12, 2019.

Members of the Board sitting and voting on this Appeal: David Ryer, Al Donoghue, James T. Hilliard, James Armstrong, and Christopher Murphy.

PROCEDURAL HISTORY

1. On May 21, 2020, the Applicants, Steve Gopoyan and Swavi Osev, through their attorney, Andrew Singer, applied for a Variance to re-use a portion of the previously-disturbed, commercially-used, residential portion of the split-zoned Property in connection with a seasonal miniature golf course business. The proposal includes one eighteen-hole miniature golf course. The Applicants had previously submitted an application to construct two eighteen-hole miniature golf courses on the Property including additional, proposed re-use of a portion of the residentially-zoned portion of the Property. That application (Case 2020-03) was withdrawn without prejudice.
2. The Applicants submitted certified existing and proposed conditions site plans and a photo overlay plan, all prepared by Moran Engineering Associates, LLC, dated 5/20/20; a landscape plan by Second Nature Gardenworks, dated 5/14/20; and a mini-golf layout and lighting plan by Castle Golf, dated 5-20-2020.
3. A duly advertised public hearing on the Application was held on June 24, 2020.

FACTS AND EVIDENCE PRESENTED

Speaking for the Applicant, Attorney Andrew Singer restated the details of the application as set forth in a submitted Summary of Reasoning and Project Benefits List adding that existing commercial use in the residential zone beyond what is to be re-used for the miniature golf course will be eliminated. He also read portions of a letter submitted by Sandra Bayliss Hall, one of the Property owners.

Letters of support were submitted by 1) the owner of George's Pizza House on Main Street in Harwichport, 2) one of the owners of Mad Minnow and Three Monkeys on Main Street in Harwichport, and 3) the Harwich Chamber of Commerce.

The following people testified in opposition to the proposal at the hearing: 1) Attorney David Reid, on behalf of the Beach Plum Condominium Association, 2) Carol Porter, and 3) Karen Jensen.

The following person spoke at the hearing with questions and concerns: 1) Tracy Stewart.

The Board, after review of the facts, plans, application, and evidence presented at the hearing and after deliberation on the same, made the following findings:

1. The Board has the authority to grant the relief requested in this application;
2. The Property consists of one parcel of vacant, developable, commercial land and one split-zoned parcel improved with a pre-existing, nonconforming retail building, a go-kart track, outside storage (boat, vehicle, trailer, and soils and other materials), and improved and unimproved parking areas. The retail building and go-kart track, neither of which are proposed to be affected by the proposed redevelopment, are located entirely in the commercial CH-1 zoning district. The outside storage and portions of the unimproved parking areas are located in the RM Zoning District. The outside storage has historically (more than fifty years) included the bringing and removal of soils and other materials to the large cleared portion of the Property that is located predominantly in the residential district;
3. The outside storage use in the residential zone will cease, and the parking areas will be expanded and improved. The existing, dense vegetated buffer in the rear of the Property will be preserved and enhanced;

4. The amount of land zoned residential on the Property is 99,610 sq. ft. The existing disturbed area in the residential zone totals 48,750 sq. ft., 49% of the total area in the residential zone. The proposal will reduce the amount of land in the residential zone to be re-used for commercial purposes down to 17,700 sq. ft., only 18% of the total area in the residential zone and a 64% reduction from the existing. On this split-zoned lot, 67% of the proposed re-use will be located in the commercial CH-1 Zone;
5. The proposed use is allowed by Planning Board special permit in the commercially-zoned portion of the land, but requires a variance to redevelop the rear portion of the disturbed land that is in the residential zone. The Board of Appeals is authorized to grant dimensional and use variances when it finds that owing to circumstances relating to the soil conditions, shape or topography of such land or due to circumstances relating to the structures and especially affecting such land or structures but not affecting generally the zoning district in which they are located, a literal enforcement of the provisions of the Zoning By-Law would involve substantial hardship, financial or otherwise, to the Applicant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law;
6. There are soil and topographical conditions that especially affect the Property and result in a substantial practical and financial hardship if the use provisions of the Zoning By-Law are literally enforced. The Property is partially located in a flood plain at the front of the Property with the land sloping up and away from Sisson Road back to the high point at the rear of the Property. Neighboring property to the rear behind the tree line is at a higher elevation than the Property;
7. The proposed, seasonal miniature golf course itself has been designed and located in order to keep it farther away from the flood plain portion of the land along Sisson Road. This lessens the chance for property damage in flood events. The Harwich Conservation Commission reviewed and approved the previously-proposed, larger redevelopment determining that the proposed layout is advantageous to the environment. By designing the proposed redevelopment to be more protective of the environmentally-sensitive portion of the Property and by upgrading and enhancing stormwater management, the proposal will improve the natural environment. A literal enforcement would force more redevelopment activity into the flood plain adjacent to Sisson Road and would not result in enhancing the buffer in the rear on the previously-disturbed land and lessening impacts to the environment;
8. In addition, re-using the odd-shaped, residentially-zoned portion of the land for residential purposes with direct access off Harold Street is not economically viable or practical or desirable. This portion of the land is bordered by the commercial go-kart use, commercial activity on Route 28, a multi-tenant, commercial building diagonally across Harold Street, and a large supermarket across Sisson Road. The Board took note of submitted materials from Martin Healy and Franklin Stearns, Esqs., discussing in the *Massachusetts Zoning Manual* that, "[h]ardship' is not being reasonably able to use property for the purposes, or in the manner, allowed by the municipal zoning requirements due to circumstances particularly affecting the property. The conditions that establish hardship are diverse" (emphasis in original) (*Massachusetts Zoning Manual*, Martin R. Healy, Esq. and Franklin G. Stearns, Esq., Supp. 2002, Chapter 9, Section 9.3.2, Page 9-10);
9. The Board reviewed and heard testimony on a number of the referenced court cases

relied on in the *Zoning Manual* which notes further that in use variance situations, "...[s]ubstantial hardship, financial or otherwise' is found where under the unique circumstances it is not 'economically feasible or likely that the locus would be developed in the future for a use permitted in the zoning ordinance or by-law'" (*Id.* at 9-10). In addition, the Board took further note of the *Boyajian v. Bd. of Appeals of Wellesley* case, in which the Court found that "[c]lose proximity [of land zoned for residential purposes] to a highly commercialized area is one factor which can be considered in concluding that a parcel of land is 'economically useless' for the development of single family residences." (6 Mass. App. Ct. 283, 287 (1978);

10. The Board determined that in this instance it is not feasible or practical that the portion of the land zoned residential can be so used economically for residential use;
11. The Board further determined that desired relief can be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-Law in part because of the environmental benefits of the proposed configuration and the elimination of the longtime commercial storage use on the Property. The proposed use is consistent with similar recreational uses in this part of Harwichport, will remove access from Harold Street, and the majority of the land in the residential zone will be revegetated as shown on the landscape plan, including preserving the triangle buffer of natural trees at the back of the Property;
12. Front, side, and rear yard setbacks as well as site coverage and building coverage will all remain conforming; access, curb cuts, driveways, parking, drainage, and landscape buffers, which either do not exist or are nonconforming, will all be upgraded to become conforming; and parking will be shared with the other uses on the site;
13. Proposed hours of operation for the seasonal use will be timed to follow Bud's Go-Karts also on the Property as follows: In Season (June, July, August) – seven days per week, 10:00 a.m. to 10:00 p.m. (weather permitting), and Off Season (shoulder months) – 10:00 a.m. to 7:00 p.m. any day weather permitting;
14. The proposal will be in keeping with and compatible with the character of the neighborhood. The intensity of the proposed seasonal use on the Property will be less than what might otherwise be allowed under the Zoning By-Law in the CH-1 Zone. Such year-round uses include restaurants, retail stores, repair facilities, and marine uses. Seasonal patrons to the redeveloped site will be able to spend more time at the Property with shared recreational uses;
15. Lighting will comply with the Town of Harwich lighting regulations, and there will be no negative change in artificial light, noise, litter, and odor. The proposed lighting will be shielded and dark-sky compliant, and there will be no negative impact to the neighbors. The proposed structural features of the golf course, the lower elevation, and the natural and proposed screening will all prevent additional noise impacts to the neighborhood; and
16. The proposal is for a seasonal use on a piece of land that already contains similar, seasonal, recreational uses and will not create any nuisance, hazard or congestion or any harm to the neighborhood or neighboring properties and will not adversely affect the public health, safety, convenience or general welfare of the Town.

Based on the foregoing reasons, Mr. Ryer moved and Mr. Murphy seconded the motion to GRANT a Variance under Section 325-52 of the Harwich Zoning By-Law and M.G.L. Chapter 40A, Section 10,

from the provisions of Section 325-9 and Table 1 of the Harwich Zoning By-Law, in order to complete the miniature golf course redevelopment as shown on the submitted plans with the following conditions:

1. There shall be no storage of boats, vehicles, trailers, soil or any other materials or items not used in the operation of the miniature golf course in the residential zone;
2. All parking, access, and drainage shall be located within the commercial zone;
3. Sixty-seven percent (67%) of the miniature golf business (including parking) shall be located in the commercial zone;
4. The operation of the miniature golf business shall be seasonal to follow Bud's Go-Karts also located on the Property, namely, in season (June, July, August) – seven days per week, 10:00 a.m. to 10:00 p.m. (Weather Permitting) and off season (shoulder months) – 10:00 a.m. to 7:00 p.m. any day weather permitting;
5. The flood plain located at the front of the Property along Sisson Road shall be protected and enhanced, and upgraded stormwater management shall be provided;
6. Expanded and enhanced vegetated and forested buffers along Sisson Road, Harold Street, and to the rear abutters shall be provided, and fully-shielded and dark-sky compliant lighting shall be provided. All lighting shall comply with the Harwich Lighting By-Law;
7. There shall be improved access (two curb cuts) on Sisson Road as shown, and the existing curb cut on Harold Street shall be closed and not used;
8. There shall be compliance with all dimensional setback, building coverage, and site coverage requirements of the Zoning By-Law as shown;
9. All water areas of the miniature golf course shall be aerated and/or treated to maintain sanitary and visually-acceptable conditions and to prevent algae growth;
10. There shall be no music on the site on which the miniature golf operation will be conducted, which is shown on the site plan submitted by the Applicant;
10. All existing trees in the residential zone shall remain;
11. Any trees or shrubs which die within the first three (3) years after the commencement of operation of the business shall be promptly replaced, and they shall be maintained and/or replaced as necessary for the life of the miniature golf business; and
12. All construction vehicles shall be parked on the Property and shall not be parked on Sisson Road or Harold Street.

Vote: 5-0-0

VOTING IN FAVOR:

Mr. David Ryer
Mr. James Hilliard
Mr. Al Donoghue
Mr. James Armstrong
Mr. Christopher Murphy

VOTING IN OPPOSITION:

None

Dated: July 2, 2020


David Ryer, Chairman

Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of the filing with the Town Clerk.

THIS DECISION HAS BEEN FILED WITH THE TOWN CLERK ON JUL 02 2020


Town Clerk

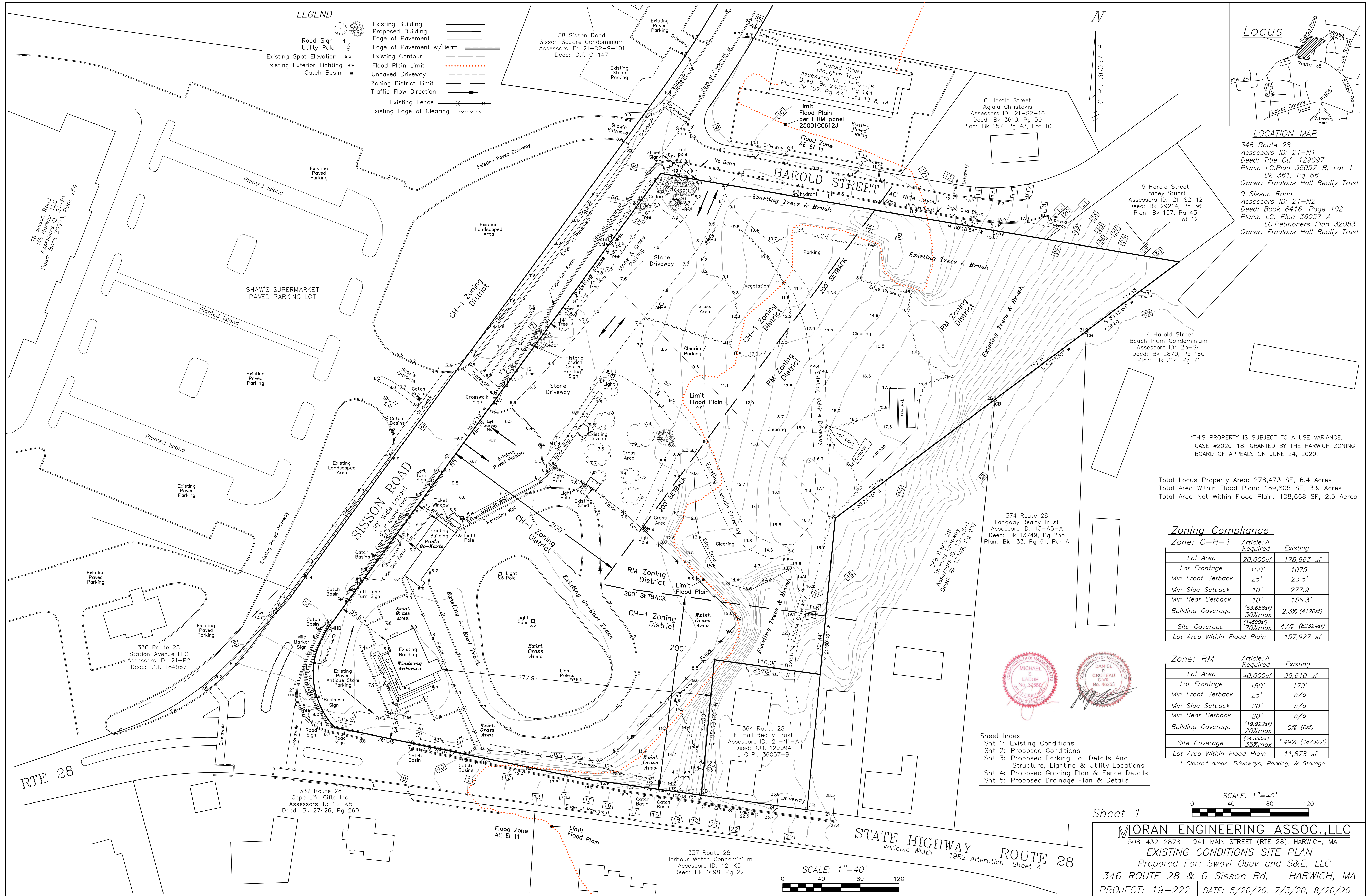
This is to certify that twenty days have elapsed after this decision was filed in my office and no appeal has been filed.

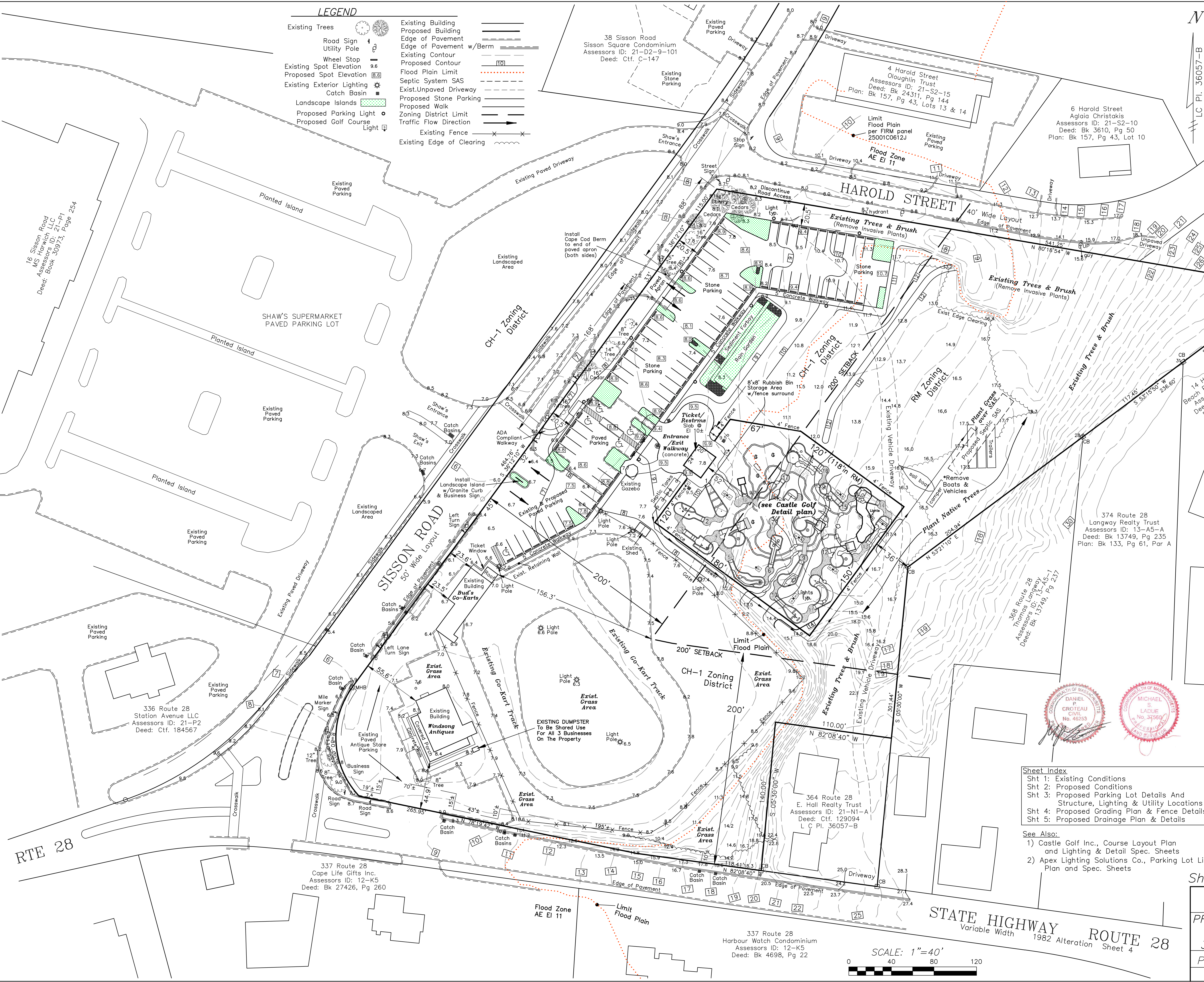
Date Filed JUL 02 2020

Twenty Days Elapsed _____

Town Clerk

Plans for Case PB2020-03 Gopoyan & Osev are including within this electronic packet for the October 6, 2020 Planning Board Meeting only. They are not contained within the Planning Board Members paper packet, as they had been included in the paper packets for the September 10, 2020 meeting.





LEGEND

Existing Trees

Road Sign

Utility Pole

Wheel Stop

Existing Spot Elevation

Proposed Spot Elevation

Existing Exterior Lighting

Catch Basin

Landscaped Islands

Proposed Parking Light

Proposed Golf Course Light

Existing Building

Proposed Building

Edge of Pavement

Edge of Pavement w/Berm

Existing Contour

Proposed Contour

Flood Plain Limit

Septic System SAS

Exist.Unpaved Driveway

Proposed Stone Parking

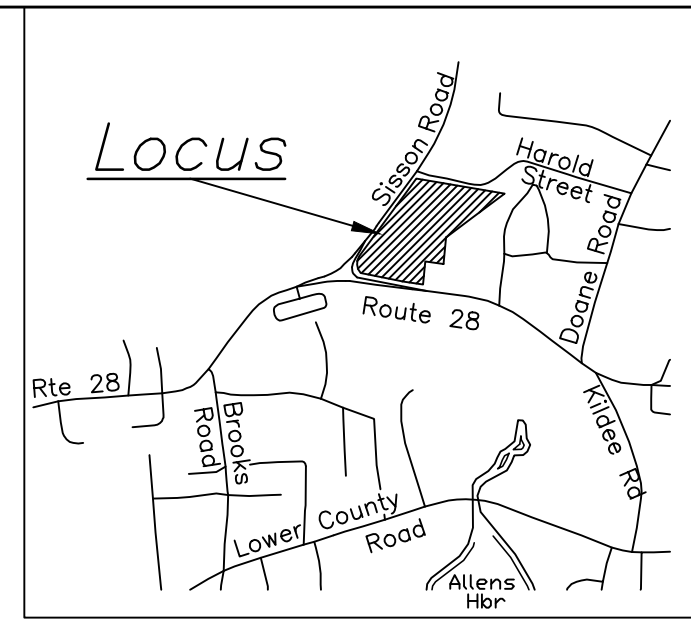
Proposed Walk

Zoning District Limit

Traffic Flow Direction

Existing Fence

Existing Edge of Clearing



LOCUS

346 Route 28
Assessors ID: 21-N1
Deed: Title Ctr. 129097
Plans: LC.Plan 36057-B, Lot 1
Bk 361, Pg 66
Owner: Emulous Hall Realty Trust

0 Sisson Road
Assessors ID: 21-N2
Deed: Book 8416, Page 102
Plans: LC. Plan 36057-A
LC.Petitioners Plan 32053
Owner: Emulous Hall Realty Trust

Total Locus Property Area: 278,473 SF, 6.4 Acres
Total Area Within Flood Plain: 169,805 SF, 3.9 Ac.
Total Area Not Within Flood Plain: 108,668 SF, 2.5 Ac.

*THIS PROPERTY IS SUBJECT TO A USE VARIANCE, CASE #2020-18, GRANTED BY THE HARWICH ZONING BOARD OF APPEALS ON JUNE 24, 2020.

- NOTES**
- 1.) EXTERIOR LIGHTING SHALL MEET THE REQUIREMENTS OF TOWN OF HARWICH ZONING BYLAW ART.XXI.sec.325.130-132
 - 2.) PROPOSED EXTERIOR SIGNAGE SHALL MEET THE REQUIREMENTS OF TOWN OF HARWICH ZONING BYLAW ART.VI.sec.325.26-29
 - 3.) PROPOSED PARKING AND DRIVEWAY SHALL MEET THE REQUIREMENTS OF TOWN OF HARWICH ZONING BYLAW ART.IX.sec.325.39-43
 - 4.) HANDICAP ACCESSIBLE PARKING SPOTS SHALL MEET THE REQUIREMENTS OF TOWN OF HARWICH ZONING BYLAW Chapter 208
 - 5.) SANITARY SEWAGE SYSTEM IS TO BE INSTALLED PER HARWICH BOH REGS & MASS STATE ENVIRONMENTAL CODE: TITLE-5, 310 CMR:15

Off-Street Parking Schedule
Sect.:1X.325-39 & Sect.:208-2

REQUIRED	Min Req.	Calc.	Required
Miniature golf course	1 per employee 1 per 2 patrons Line Reserve	3 employees 18holes x3 /2 27 x 50%	3 spaces 27 spaces 14 spaces
Go-Kart Track	1 per employee 1 per 2 patrons	3 employees 15karts x4 /2	3 spaces 30 spaces
Total			77 spaces
Accessible Space	4 per 100 spaces	4 spaces	4 spaces

PROPOSED

Parking Proposed On-Site: 77 spaces
Accessible Parking Proposed On-Site: 5 accessible spaces

Interior Landscaping
Parking, Maneuvering Lane, & Interior Landscaping
Total Area = 30425 sf
Interior Landscaping = 3043 sf = 10% of Total

Zoning Compliance

Zone: C-H-1 Article:VI Required Existing Proposed

Lot Area	20,000sf	178,863 sf	unchanged
Lot Frontage	100'	1075'	unchanged
Min Front Setback	25'	23.5'	*128'
Min Side Setback	10'	277.9'	*n/a
Min Rear Setback	10'	156.3'	*52'
Building Coverage	(53,658sf) 30%max	2.3% (4120sf)	**2.6% (4600sf)
Site Coverage	(14500sf) 70%max	47% (82324sf)	**48% (85765sf)
Lot Area Within Flood Plain		157,927 sf	

* New ticket/restroom building
** Includes existing and new coverages
(total golf layout area in CH-1 zone considered site coverage)

Zone: RM Article:VI Required Existing Proposed

Lot Area	40,000sf	99,610 sf	unchanged
Lot Frontage	150'	179'	unchanged
Min Front Setback	25'	n/a	n/a
Min Side Setback	20'	n/a	n/a
Min Rear Setback	20'	n/a	n/a
Building Coverage	(19,922sf) 20%max (34,863sf) 35%max	0% (0sf)	**0% (0sf)
Site Coverage		*49% (48750sf)	**18% (17700sf)
Lot Area Within Flood Plain		11,878 sf	

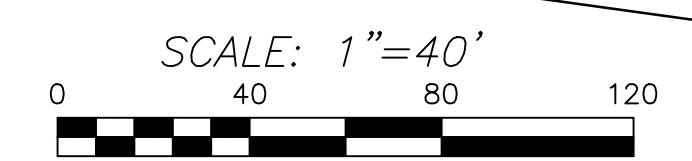
* Cleared Areas: Driveways, Parking, & Storage
** Landscape structures are included as site coverage.
(total golf layout area in RM zone considered site coverage)

Sheet Index

Sht 1: Existing Conditions
Sht 2: Proposed Conditions
Sht 3: Proposed Parking Lot Details And Structure, Lighting & Utility Locations
Sht 4: Proposed Grading Plan & Fence Details
Sht 5: Proposed Drainage Plan & Details

See Also:

1) Castle Golf Inc., Course Layout Plan and Lighting & Detail Spec. Sheets
2) Apex Lighting Solutions Co., Parking Lot Lighting Plan and Spec. Sheets



Sheet 2

MORAN ENGINEERING ASSOC.,LLC
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED SITE PLAN for MINIATURE GOLF COURSE
Prepared For: S & S Amusements, LLC

346 ROUTE 28 & 0 Sisson Rd, HARWICH, MA

PROJECT: 19-222 DATE: 5/20/20, 7/3/20, 8/20/20

8/27/20

STATE HIGHWAY ROUTE 28
Variable Width 1982 Alteration Sheet 4

337 Route 28
Harbour Watch Condominium
Assessors ID: 12-K5
Deed: Bk 4698, Pg 22

364 Route 28
E. Hall Realty Trust
Assessors ID: 21-N1-A
Deed: Ctr. 129094
L C Pl. 36057-B



336 Route 28
Station Avenue LLC
Assessors ID: 21-P2
Deed: Ctr. 184567

337 Route 28
Cape Life Gifts Inc.
Assessors ID: 12-K5
Deed: Bk 27426, Pg 260

374 Route 28
Longway Realty Trust
Assessors ID: 13-A5-A
Deed: Bk 13749, Pg 235
Plan: Bk 133, Pg 61, Par A

368 Route 28
Thomas Longway
Assessors ID: 13-A5-1
Deed: Bk 13749, Pg 237

38 Sisson Road
Sisson Square Condominium
Assessors ID: 21-D2-9-101
Deed: Ctr. C-147

4 Harold Street
Cloughlin Trust
Assessors ID: 21-S2-15
Deed: Bk 24311, Pg 144
Plan: Bk 157, Pg 43, Lots 13 & 14

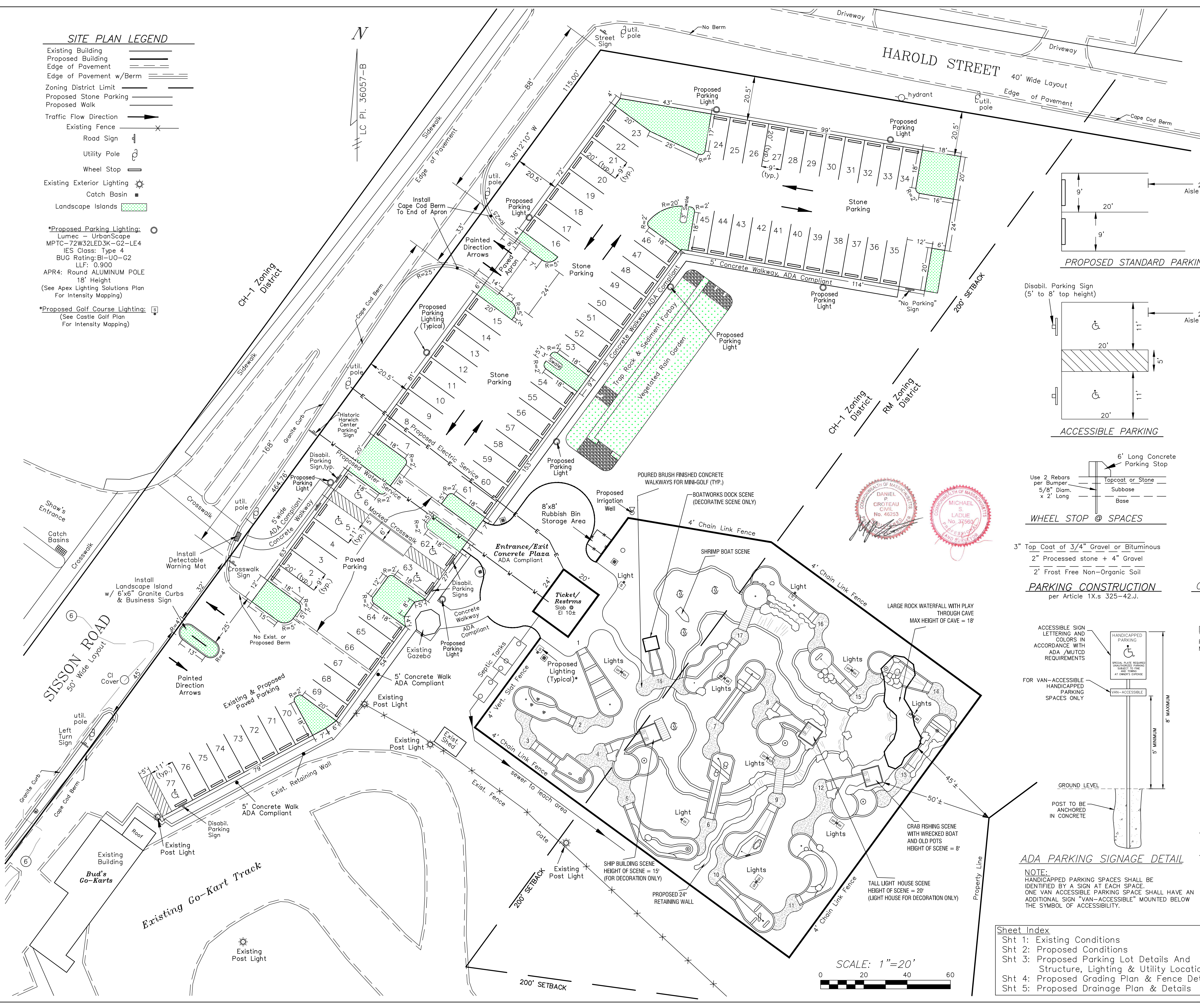
6 Harold Street
Aglio Christakis
Assessors ID: 21-S2-10
Deed: Bk 3610, Pg 50
Plan: Bk 157, Pg 43, Lot 10

9 Harold Street
Tracey Stuart
Assessors ID: 21-S2-12
Deed: Bk 29214, Pg 36
Plan: Bk 157, Pg 43, Lot 12

SITE PLAN LEGEND

Existing Building
Proposed Building
Edge of Pavement
Edge of Pavement w/Berm
Zoning District Limit
Proposed Stone Parking
Proposed Walk
Traffic Flow Direction
Existing Fence
Road Sign
Utility Pole
Wheel Stop
Existing Exterior Lighting
Catch Basin
Landscape Islands

*Proposed Parking Lighting:
Lumec - UrbanScape
MPTC-72W32LED3K-G2-LE4
IES Class: Type 4
BUG Rating:BI-U0-G2
LLF: 0.900
APR4: Round ALUMINUM POLE
18' Height
(See Apex Lighting Solutions Plan
For Intensity Mapping)
*Proposed Golf Course Lighting:
(See Castle Golf Plan
For Intensity Mapping)



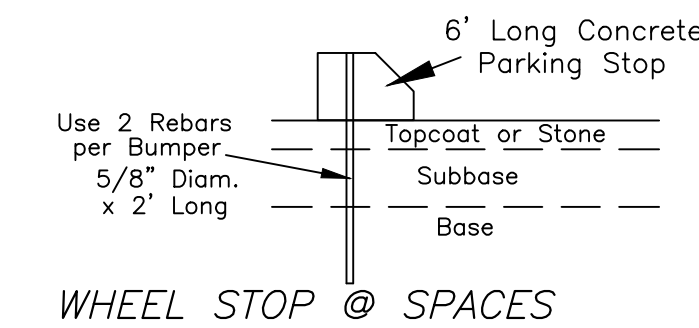
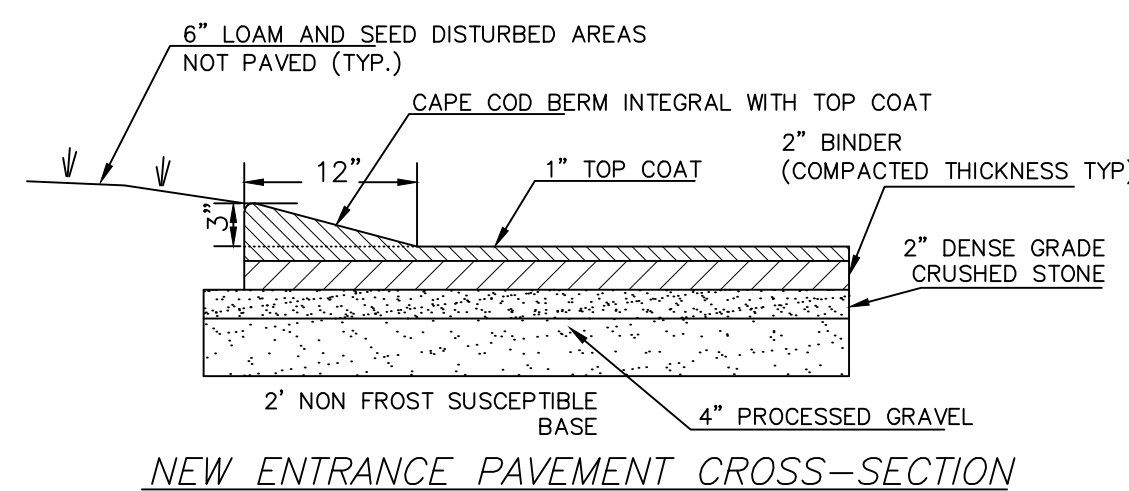
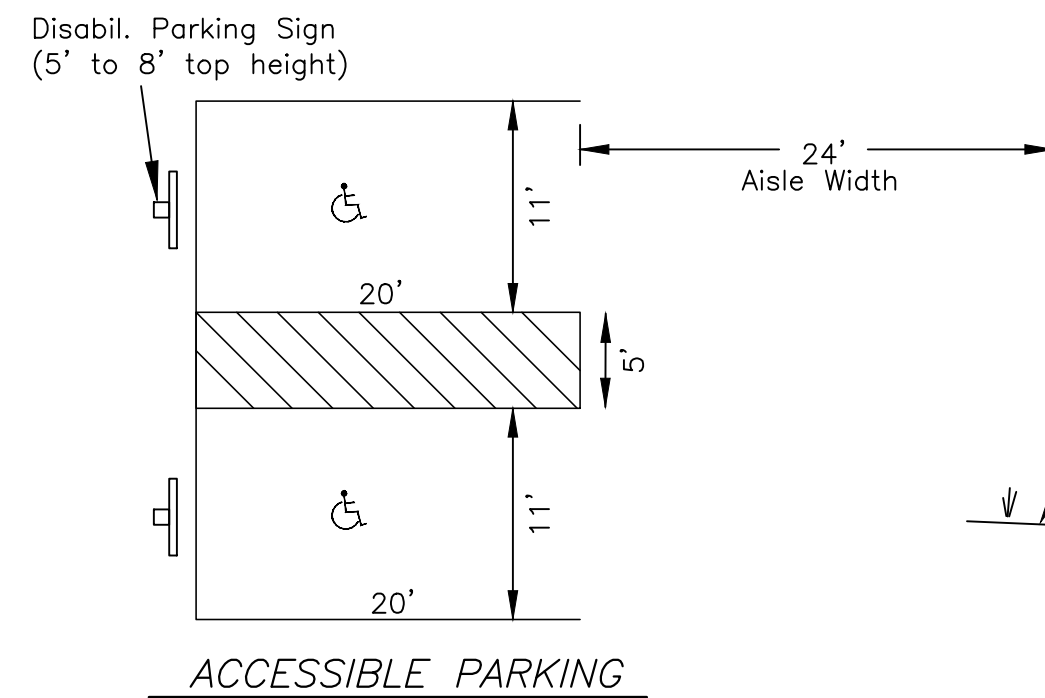
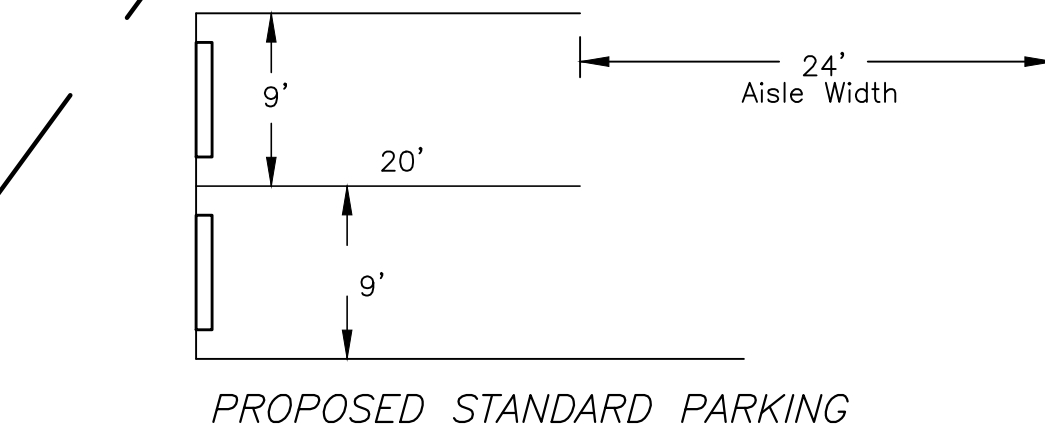
Off-Street Parking Schedule

REQUIRED	Min. Req.	Calc.	Required
Miniature golf course	1 per employee 1 per 2 patrons Line Reserve	3 employees 18holes x3 /2 27 x 50%	3 spaces 27 spaces 14 spaces
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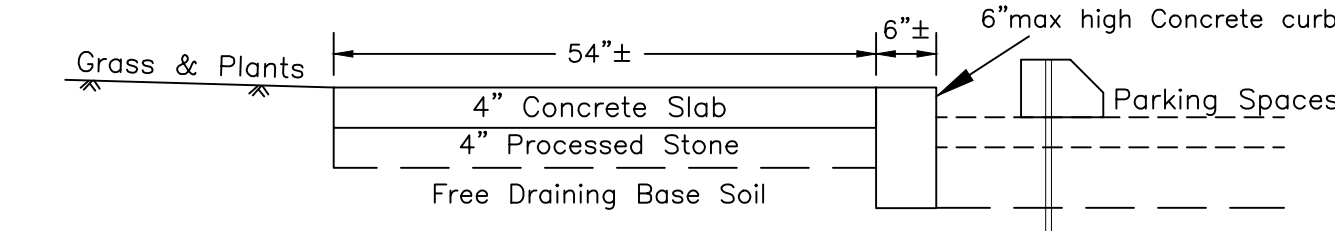
PROPOSED
Parking Proposed On-Site: 77 spaces
Accessible Parking Proposed On-Site: 5 accessible spaces

Interior Landscaping
Parking, Maneuvering Lane, & Interior Landscaping
Total Area = 30425 sf
Interior Landscaping = 3043 sf = 10% of Total

Zone: C-H-1	Article IX Required	Existing	Proposed
Driveway Width @ Lot Line	50' max	85', 31'	45' & 32', 33'
Driveway Distance to Intersecting Street	50' min	44'	88'
Driveway Distance to Other Drives	50' min	N/A	168'
Driveway Distance to Side Lot Line	10' min	N/A	N/A
Parking Setback to Street	20' min	14'	20.5'
Parking Setback to Side Line	10' min	N/A	N/A



PARKING CONSTRUCTION
per Article 1X.s 325-42.J.



DISABILITY/ACCESSIBILITY NOTES

- Project Facilities Are To Be Constructed In Conformance With Mass 521 CMR: Architectural Access Board Regulations.
- 1) An accessible route shall be provided to establish a continuous unobstructed pathway through the accessible parking spaces and the facility's accessible areas and elements. (521 CMR 20.1)
 - 2) Accessible Walkways shall be not less than 48 inches wide, excluding curb stones. (521 CMR 22.2)
 - 3) Walkway running slopes shall be a maximum of one-in-twenty, 5% (521 CMR 22.3)
 - 4) Walkway cross slopes shall be a maximum of one-in-fifty, 2% (521 CMR 22.3.1)
 - 5) Plaza areas shall have a maximum slope of one-in-fifty, 2% (521 CMR 22.3.2)
 - 6) Gratings in walkways shall have spaces of not greater than 1/2 inch in the direction of travel. (521 CMR 22.7 & 29.4)
 - 7) Accessible Parking spaces shall be Level in both directions. (CMR 23.4.3)
 - 8) Parking spaces shall be marked with signs showing the international symbol of accessibility and be installed at 5' min, 8' max top height. (CMR 23.6.2 & 23.6.4)
 - 9) Any section of an accessible route with a slope greater than one-in-twenty shall be considered a ramp, and shall comply with 521 CMR 24.
 - a) maximum running slope of a ramp is one-in-twenty, 5% (521 CMR 24.2.1)
 - b) maximum rise for any ramp run shall be 30 inches. (521 CMR 24.2.2)
 - c) minimum clear width of a ramp shall be 48 inches between railings. (521 CMR 24.3)
 - d) maximum length of a ramp run between landings shall be 30 feet. (521 CMR 24.4)
 - e) minimum 60" long level landings shall be provided at the top and bottom of each ramp run. (521 CMR 24.4 & 24.4.3)
 - f) handrails complying with 521 CMR 24, shall be provided at all ramps. (521 CMR 24.5)
 - 10) Ground and floor surfaces of accessible routes, accessible walkways, and other accessible areas shall be stable, firm, slip resistant, and maintained with materials that ensure continued slip resistance. (521 CMR 29.1)
 - 11) Areas required to be Level shall not have a slope in any direction exceeding 1:50, 2% (521 CMR 3.0)

ADA PARKING SIGNAGE DETAIL

NOTE:
HANDICAPPED PARKING SPACES SHALL BE IDENTIFIED BY A SIGN AT EACH SPACE
ONE VAN ACCESSIBLE PARKING SPACE SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

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Sht 2: Proposed Conditions
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Sheet 3

MORAN ENGINEERING ASSOC.,LLC
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED PARKING LOT DETAILS AND STRUCTURE, LIGHTING & UTILITY LOCATIONS
Prepared For: S & S Amusements, LLC

346 ROUTE 28 & 0 Sisson Rd, HARWICH, MA

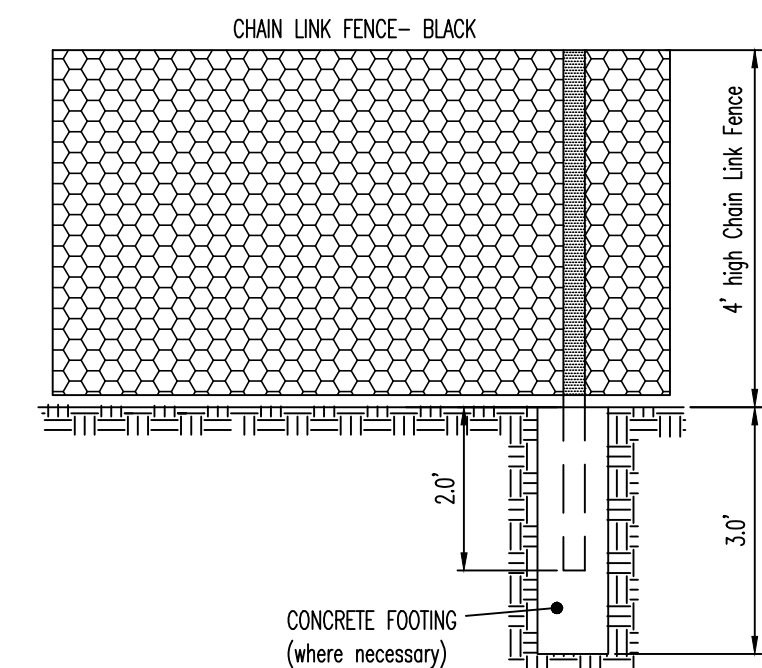
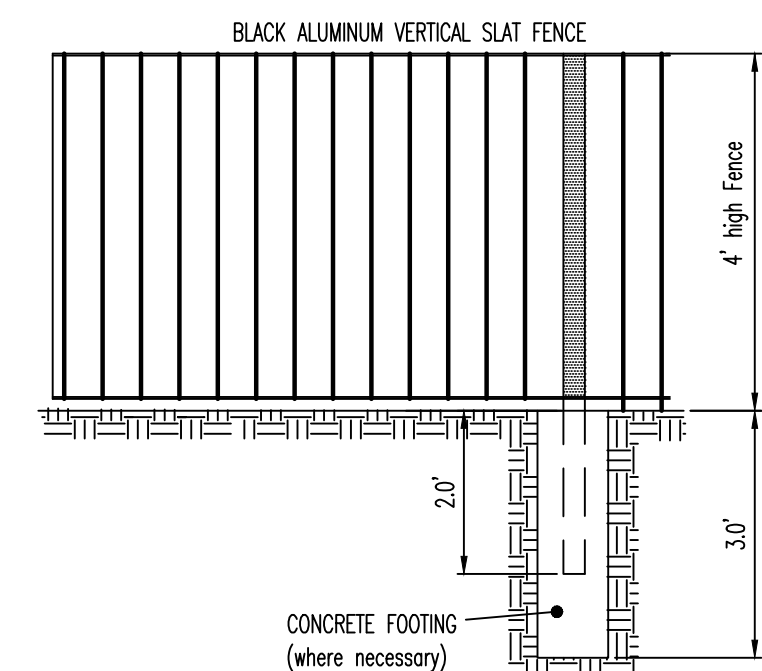
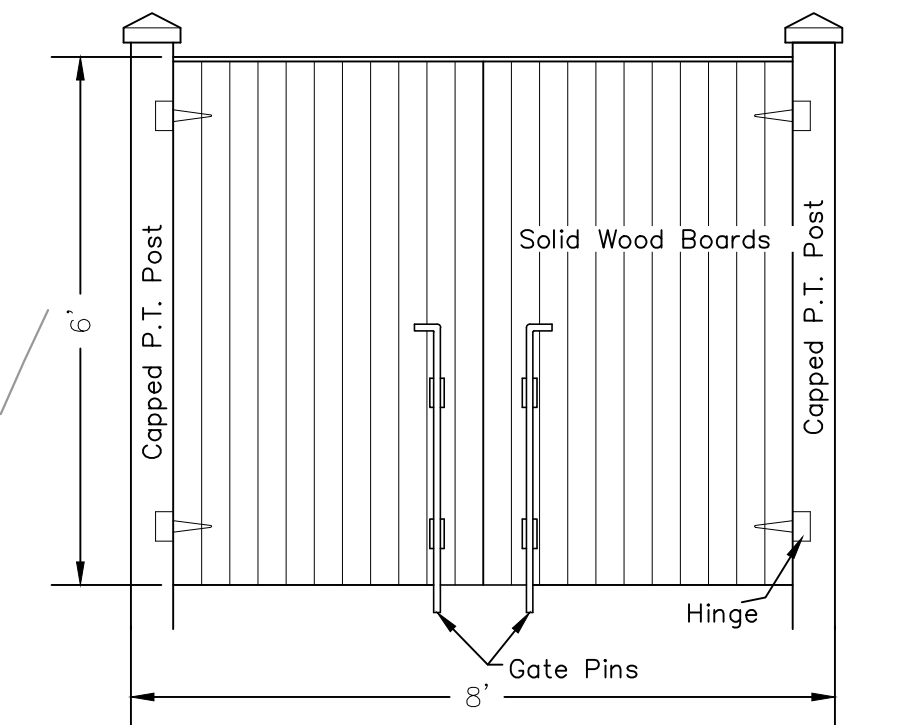
PROJECT: 19-222 DATE: 8/20/20, 8/27/20

SITE PLAN LEGEND

- Existing Building
- Proposed Building
- Edge of Pavement
- Edge of Pavement w/Berm
- Existing Contour
- Proposed Contour
- Proposed Stone Parking
- Proposed Walk
- Flood Plain Limit
- Traffic Flow Direction
- Existing Fence
- Utility Pole
- Wheel Stop
- Proposed Spot Elevation
- Existing Spot Elevation
- Catch Basin
- Landscape Islands

N

LC Pl. 36057-B



Miniature Golf Surround Fencing

DISABILITY/ACCESSIBILITY GRADING NOTES

- Project Facilities Are To Be Constructed In Conformance With Mass 521 CMR: Architectural Access Board Regulations.
- Including:
- a) Walkway running slopes shall be a maximum of one-in-twenty, 5% (521 CMR 22.3)
 - b) Walkway cross slopes shall be a maximum of one-in-fifty, 2% (521 CMR 22.3.1)
 - c) Plaza areas shall have a maximum slope of one-in-fifty, 2% (521 CMR 22.3.2)
 - d) Any section of an accessible route with a slope greater than one-in-twenty shall be considered a ramp and shall comply with 521 CMR 24.
- (Areas required to be Level shall not have a slope in any direction exceeding 1:50, 2%) (521 CMR 3.0)

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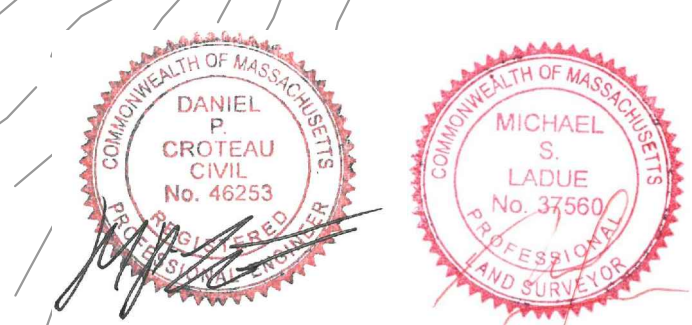
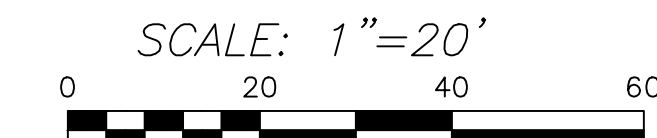
Sheet 4

MORAN ENGINEERING ASSOC.,LLC
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED GRADING PLAN & FENCE DETAILS
Prepared For: S & S Amusements, LLC

346 ROUTE 28 & 0 Sisson Rd, HARWICH, MA

PROJECT: 19-222 DATE: 8/20/20, 8/27/20



SITE PLAN LEGEND

- Existing Building
- Proposed Building
- Edge of Pavement
- Edge of Pavement w/Berm
- Existing Contour
- Proposed Contour
- Zoning District Limit
- Proposed Stone Parking
- Proposed Walk
- Flood Plain Limit
- Existing Fence
- Stormwater Flow
- Proposed Spot Elevation 8.8
- Existing Spot Elevation 9.6
- Catch Basin
- Landscape Islands



HIGH GROUNDWATER CALC.
 Groundwater Found, 11/22/19
 Groundwater Found, avg.3 holes: El. 3.1
 Index Well: TSW-89
 Zone A (11/22/19,11.5')=> +1.3'
 Adj. High GW = El. 4.4
 Groundwater Found, 7/1/20
 Groundwater Found, avg.3 holes: El. 2.5
 Index Well: TSW-89
 Zone A (11/22/19,11.5')=> 1.2'
 Adj. High GW = El. 3.7
 Est. Site High GW Elev.= (4.4+3.7)/2= El. 4.05

****NOTE:** This Development Is Subject To The Town of Harwich Comprehensive Stormwater and Illicit Discharge Regulations and the Stormwater Drainage System Must Receive A Stormwater Permit As Required By This Regulation.

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Sheet 5

MORAN ENGINEERING ASSOC.,LLC
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED DRAINAGE PLAN & DETAILS

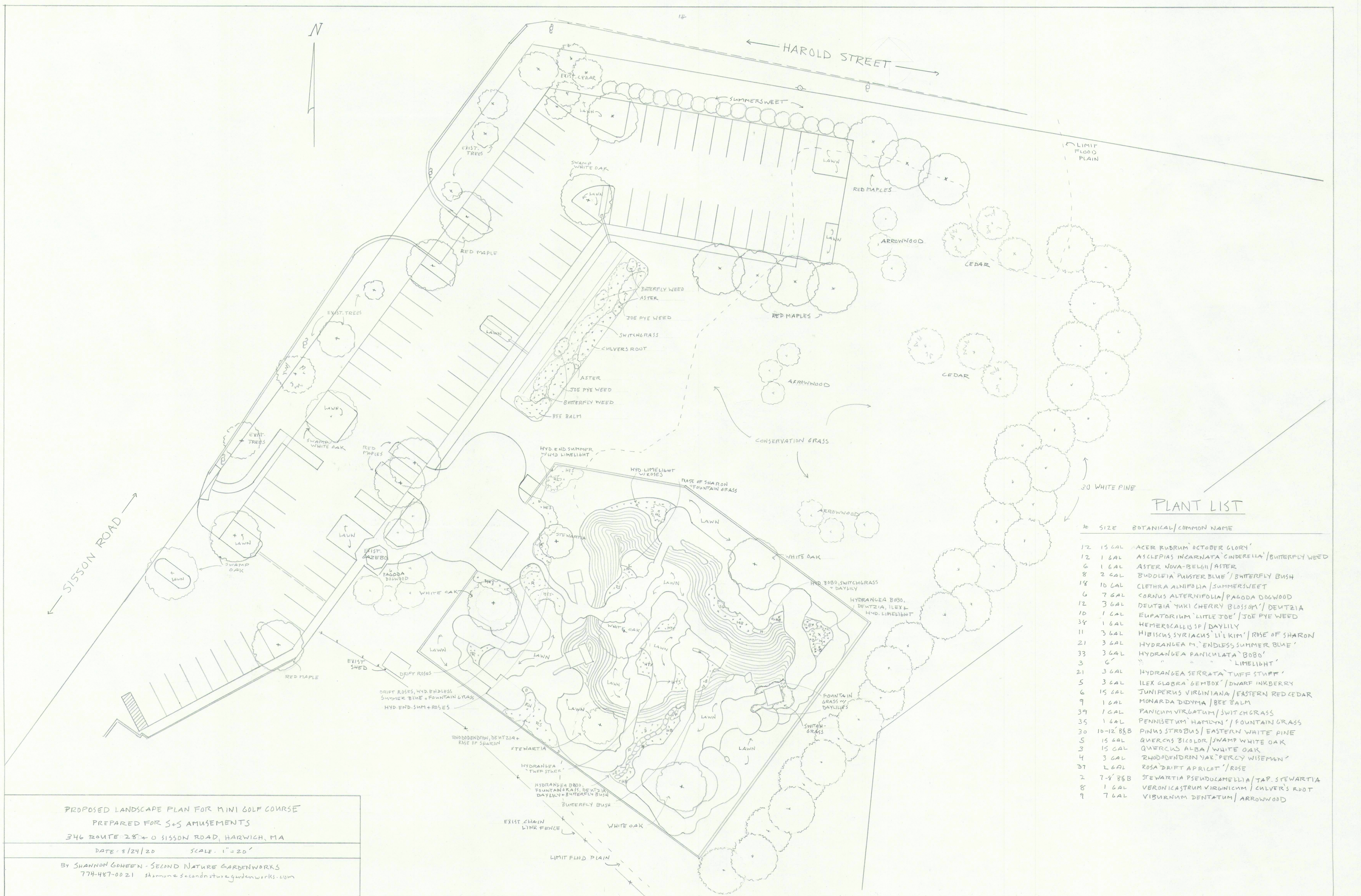
Prepared For: S & S Amusements, LLC
 346 ROUTE 28 & 0 Sisson Rd, HARWICH, MA

PROJECT: 19-222 DATE: 8/20/20, 8/27/20



SCALE: 1"=20'
 0 20 40 60

Limit Flood Plain per FIRM panel 25001C0612J



PLANT LIST

#	SIZE	BOTANICAL/COMMON NAME
12	15 GAL	ACER RUBRUM 'OCTOBER GLORY'
12	1 GAL	ASCLEPIAS INCARNATA 'CINDERELLA' / BUTTERFLY WEED
6	1 GAL	ASTER NOVA-BELGII / ASTER
8	2 GAL	BUDDLEIA 'PULSTER BLUE' / BUTTERFLY BUSH
18	10 GAL	CLETHRA ALNIFOLIA / SUMMERSWEET
6	7 GAL	CORNUS ALTERNIFOLIA / PAGODA DOGWOOD
12	3 GAL	DEUTZIA 'YUKI CHERRY BLOSSOM' / DEUTZIA
10	1 GAL	EUPATORIUM 'LITTLE JOE' / JOE PYE WEED
34	1 GAL	HEMEROCALLIS SP. / DAYLILY
11	3 GAL	HIBISCUS SYRIACUS 'LIL' KIM' / ROSE OF SHARON
21	3 GAL	HYDRANGEA M. 'ENDLESS SUMMER BLUE'
33	3 GAL	HYDRANGEA PANICULATA 'BOBO'
3	6"	" 'LIMELIGHT'
21	3 GAL	HYDRANGEA SERRATA 'TUFT STUFF'
5	3 GAL	ILEX GLABRA 'GEMBOX' / DWARF INK BERRY
6	15 GAL	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
9	1 GAL	MONARDA DIDYMA / BEE BALM
39	1 GAL	PANICUM VIRGATUM / SWITCHGRASS
35	1 GAL	PENNYCRESS 'HATLUM' / FOUNTAIN GRASS
30	10-12 B&B	PINUS STROBUS / EASTERN WHITE PINE
5	15 GAL	QUERCUS BICOLOR / SWAMP WHITE OAK
3	15 GAL	QUERCUS ALBA / WHITE OAK
4	3 GAL	RHODODENDRON YAK. 'PERCY WISEMAN'
37	2 GAL	ROSA 'DRIFT APRICOT' / ROSE
2	7-8 B&B	STEWARTIA PSEUDOLAMELLIA / TAP. STEWARTIA
8	1 GAL	VERONICA VIRGINICUM / CULVER'S ROOT
9	7 GAL	VIBURNUM DENTATUM / ARROWWOOD

PROPOSED LANDSCAPE PLAN FOR MINI GOLF COURSE
PREPARED FOR S+S AMUSEMENTS
346 ROUTE 28 + 0 SISSON ROAD, HARWICH, MA
DATE: 8/24/20 SCALE: 1"=20'
BY SHANNON COHEN - SELAND NATURE GARDENWORKS
774-487-0021 shannon@selandnaturegardenworks.com

XSP Series

XSP2™ LED Street/Area Luminaire – Double Module – Version C

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

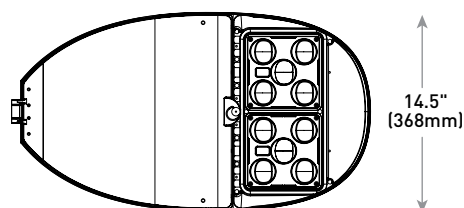
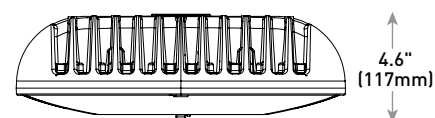
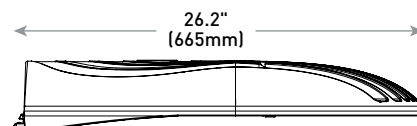
CCT: 3000K (+/- 300K); 4000K (+/- 300K); 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Control Shield XA-SP2BLS - Provides 1/2 mounting height cutoff	Bird Spikes XA-SP2BRDSPK



Weight

24 lbs. [11kg]

Ordering Information

Example: BXSP-C-HT-2ME-F-30K-UL-SV

BXSP	C	HT		F				
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
BXSP	C	HT Horizontal Tenon	2ME* Type II Medium 2LG* Type II Long 3ME* Type III Medium 4ME* Type IV Medium	F 139W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver	N-Q9 Utility Label and NEMA® Photocell Receptacle - External wattage label per ANSI C136.15 - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others - Includes Q9 option - Refer to Field Adjustable Output spec sheet for details Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others

* Available with Backlight Shield when ordered with field-installed accessory (see table above)
 NOTE: Price adder may apply depending on configuration

Rev. Date: V6 08/24/2016



US: lighting.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Die cast aluminum housing
- Tool-less entry
- Mounts on 1.25" [32mm] IP, 1.66" [42mm] O.D. or 2" [51mm] IP, 2.375" [60mm] O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° to allow for fixture leveling (includes two axis T-level to aid in leveling)
- Luminaire secures with two mounting bolts
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze and silver are available
- **Weight:** 24 lbs. (11kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Class 1 driver
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Meets CALTrans 611 Vibration testing
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified. Exceptions apply when N-Q9 or Q9 (select adjustments) options are ordered. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current information

Electrical Data*								
Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current [A]					
			120V	208V	240V	277V	347V	480V
F	139	135	1.22	0.68	0.59	0.52	0.40	0.29

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended XSP Series Version C Luminaire Lumen Maintenance Factors (LMF)¹

Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Calculated ³ LMF	100K hr Calculated ³ LMF
5°C [41°F]	F	1.04	0.97	0.91	0.85	0.80
10°C [50°F]	F	1.03	0.96	0.90	0.84	0.79
15°C [59°F]	F	1.02	0.95	0.89	0.83	0.78
20°C [68°F]	F	1.01	0.94	0.88	0.82	0.77
25°C [77°F]	F	1.00	0.93	0.87	0.81	0.76

¹ Lumen maintenance values at 4000K and 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

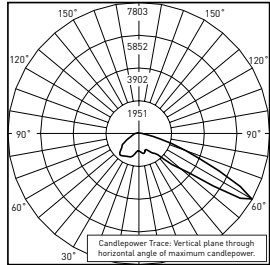
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

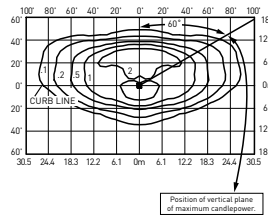
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/street-and-roadway/xsp-series-1>

2ME



RESTL Test Report #: PL06675-001
BXSP-C--2ME-E-40K-UL**
Initial Delivered Lumens: 8,850



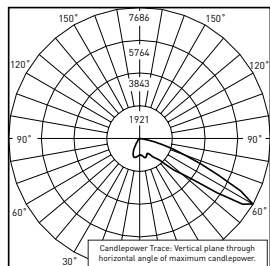
BXSP-C--2ME-F-30K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,256
Initial FC at grade

Type II Medium Distribution

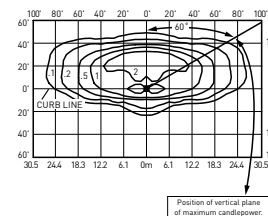
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
F	11,256	B2 U0 G2	13,732	B2 U0 G2	14,408	B3 U0-G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL06675-002
BXSP-C--2ME-E-40K-UL w/XA-SP1BLS**
Initial Delivered Lumens: 7,078



BXSP-C--2ME-F-30K-UL w/XA-SP2BLS**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 9,543
Initial FC at grade

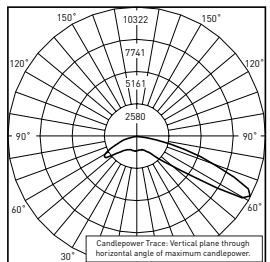
Type II Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
F	9,543	B1 U0 G2	11,643	B2 U0 G2	12,215	B2 U0 G2

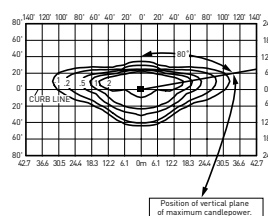
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

2LG



CESTL Test Report #: PL04154-001
BXSP-C--2LG-E-30K-UL**
Initial Delivered Lumens: 9,944



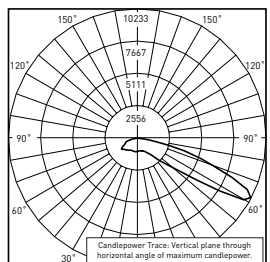
BXSP-C--2LG-F-30K-UL**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 11,134
Initial FC at grade

Type II Long Distribution

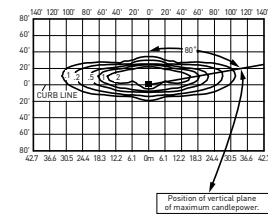
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
F	11,134	B2 U0 G2	13,583	B3 U0 G3	14,251	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL04155-001
BXSP-C--2LG-E-30K-UL w/XA-SP1BLS**
Initial Delivered Lumens: 5,302



BXSP-C--2LG-F-30K-UL w/XA-SP2BLS**
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 8,197
Initial FC at grade

Type II Long w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
F	8,197	B1 U0 G2	10,001	B2 U0 G2	10,493	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

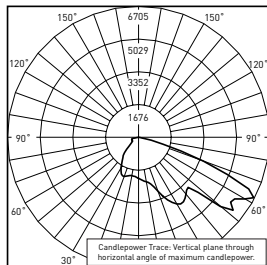
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/street-and-roadway/xsp-series-1>

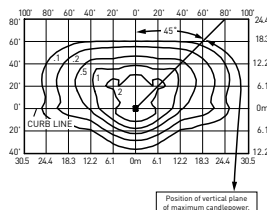
3ME



CESTL Test Report #: PL04093-001

BXSP-C-**-3ME-F-30K-UL

Initial Delivered Lumens: 10,671



BXSP-C-**-3ME-F-30K-UL

Mounting Height: 25' (7.6m) A.F.G.

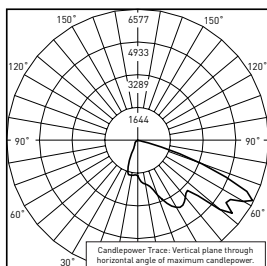
Initial Delivered Lumens: 11,011

Initial FC at grade

Type III Medium Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*
F	11,011	B2 U0 G2	13,434	B3 U0 G2	14,095

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

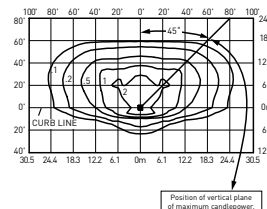
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL04094-001

BXSP-C-**-3ME-F-30K-UL w/XA-SP2BLS

Initial Delivered Lumens: 9,009



BXSP-C-**-3ME-F-30K-UL w/XA-SP2BLS

Mounting Height: 25' (7.6m) A.F.G.

Initial Delivered Lumens: 9,176

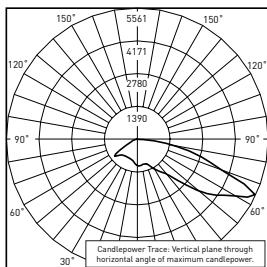
Initial FC at grade

Type III Medium w/BLS Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*
F	9,176	B2 U0 G2	11,195	B2 U0 G2	11,746

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

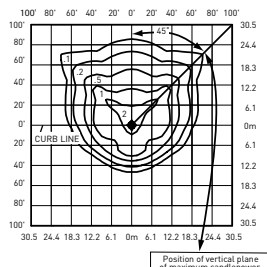
4ME



CESTL Test Report #: PL04091-001

BXSP-C-**-4ME-E-30K-UL

Initial Delivered Lumens: 6,923



BXSP-C-**-4ME-F-30K-UL

Mounting Height: 25' (7.6m) A.F.G.

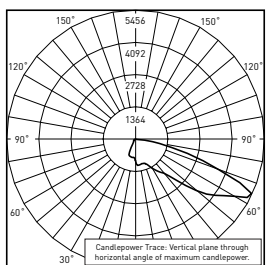
Initial Delivered Lumens: 11,134

Initial FC at grade

Type IV Medium Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*
F	11,134	B2 U0 G2	13,583	B3 U0 G3	14,251

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

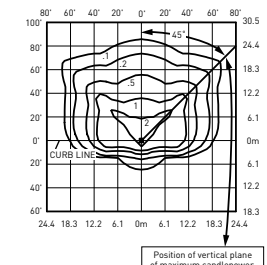
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL04092-001

BXSP-C-**-4ME-E-30K-UL w/XA-SP1BLS

Initial Delivered Lumens: 5,530



BXSP-C-**-4ME-F-30K-UL w/XA-SP2BLS

Mounting Height: 25' (7.6m) A.F.G.

Initial Delivered Lumens: 8,687

Initial FC at grade

Type IV Medium w/BLS Distribution					
Input Power Designator	3000K		4000K		5700K
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*
F	8,687	B1 U0 G2	10,598	B2 U0 G2	11,119

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Luminaire EPA

Horizontal Tenon Mount – Weight: 24 lbs. (11kg)				
Single	2 @ 90°	2 @ 180°	3 @ 90°	4 @ 90°
Tenon Configuration If used with Cree tenons, please add tenon EPA with luminaire EPA				
				
PD-1H4; PT-1H	PD-2H4(90); PT-2H(90)	PD-2H4(180); PT-2H(180)	PD-3H4(90); PT-3H(90)	PD-4H4(90); PT-4H(90)
0.69	1.14	1.38	1.83	2.28

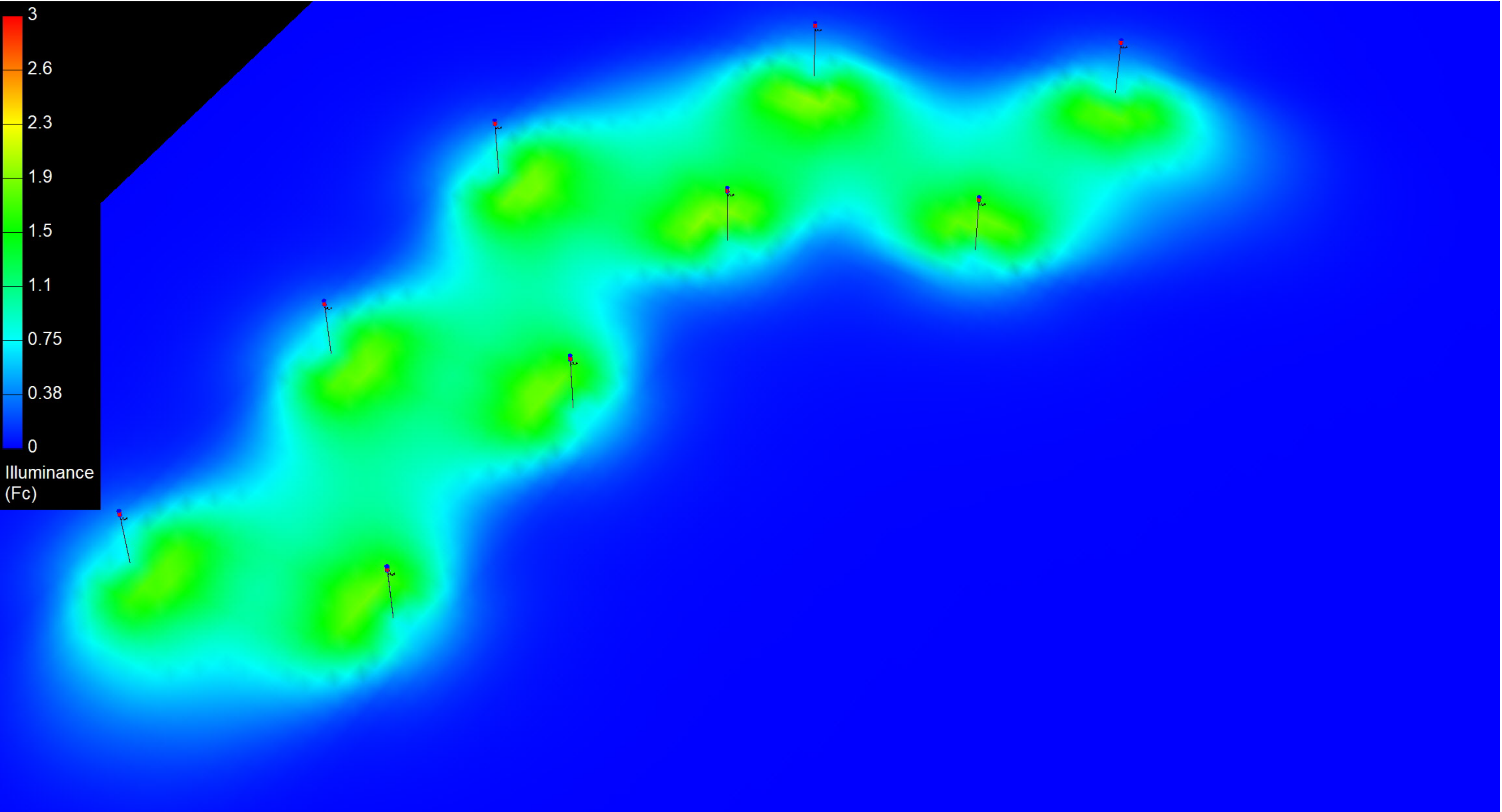
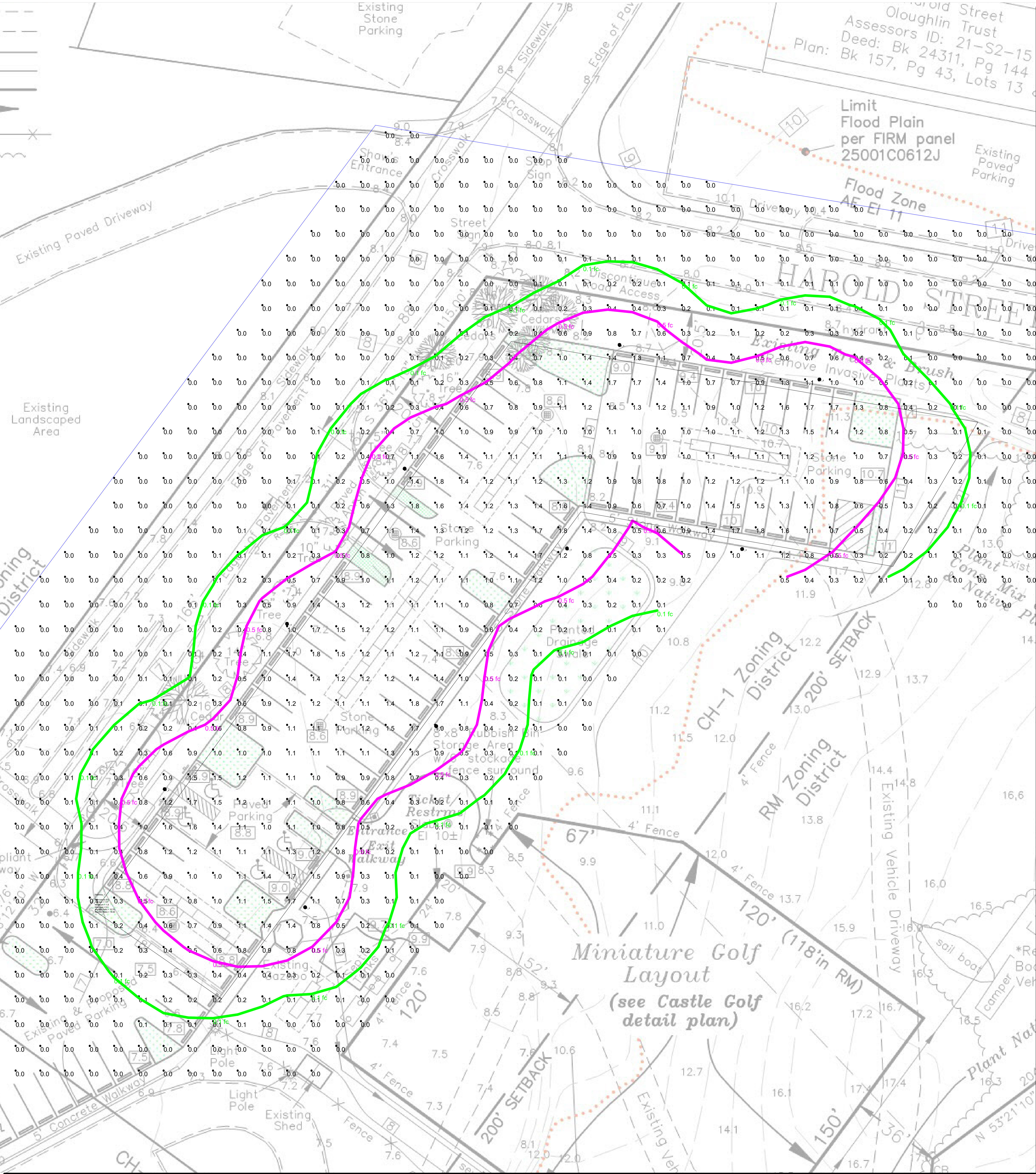
Tenon EPA

Part Number	EPA
PD Series Tenons	0.09
PT Series Tenons	0.10
WM-2L	0.13
XA-TMDA8	0.19

Tenons and Brackets* (must specify color)	
Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles PD-1H4 – Single PD-3H4(90) – 90° Triple PD-2H4(90) – 90° Twin PD-4H4(90) – 90° Quad PD-2H4(180) – 180° Twin	Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375"-3" (60-76mm) O.D. round aluminum or steel poles or tenons - Mounts to 3" (76mm), 5" (127mm), or 6" (152mm) square pole with PB-1A* tenon PT-1H – Single PT-3H(90) – 90° Triple PT-2H(90) – 90° Twin PT-4H(90) – 90° Quad PT-2H(180) – 180° Twin
Wall Mount Brackets - Mounts to wall or roof WM-2L – Extended Horizontal	Direct Arm Pole Adaptor Bracket - Mounts to 3-6" (76-152mm) round or square aluminum or steel poles XA-TMDA8

* Refer to the [Bracket and Tenons spec sheet](#) for more details

* Specify pole size: 3 (3"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 5 (5") or 6 (6") for quad luminaire orientation



Luminaire Schedule						
Qty	Label	Manufacturer - Series	Description	IES Class	BUG Rating	LLF
9	L1_4	Lumec - UrbanScape	MPTC-72W32LED3K-G2-LE4	Type IV	B1-U0-G2	0.900

GENERAL DISCLAIMER:

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation method, testing procedures, component performance, measurement technique and field conditions such as voltage and temperature. Input data used to generate the attached calculations such as room dimensions, reflectance, luminaire and architectural elements significantly affect the lighting calculations. If the real environmental conditions do not match the input data, differences will occur between measured values and calculated values.

* LLF Determined Using Current Published Lamp Data

NOTE TO REVIEWER:

Total Light Loss Factor (LLF) applied at the time of design is determined by applying the Lamp Lumen Depreciation Factor (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results.

For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

REVISIONS:

REV. 1 012820
REV. 2 081020



20-30 BEARVER ROAD
WETHERSFIELD, CT 06199
TELEPHONE 860.632.8786
FACSIMILE 860.632.8296

PROJECT TITLE:

HARWICH MINIATURE GOLF

DRAWING TITLE:

PRELIMINARY PARKING LOT LIGHTING

SCALE: NTS

DATE: 01/08/2020

DRAWN BY: DP
SHEET:

L-1.R2

Made from a one-piece, seamless 4" round (102 mm) tube of extruded aluminum welded to both the top and bottom of a cast-aluminum anchor plate. A 2" by 4-1/2" (51 by 114 mm) maintenance opening is complete with cover and copper ground lug.

Project:

Location:

Cat.No:

Type:

Lamps:

Qty:

Notes:

Ordering guide

example: APR4-F-8-LS-BE2TX

Pole Family	Wall Thickness	Nominal Height	Options	Finish
APR4				
APR4	F 0.125"	8 8'	DE Pole buried 5' (1524 mm) in the ground	BE2TX Midnight Blue Textured
		10 10'	LS Provision for loudspeaker outlet	BE6TX Ocean Blue Textured
		12 12'	PH7 Button-type photoelectric cell (specify operating voltage)	BE8TX Royal Blue Textured
		14 14'	PH8 Quarter-turn type photoelectric cell (specify operating voltage)	BG2TX Sandstone Gold Textured
		15 15'	DR Duplex receptacle (120V line voltage, only)	BKTX Black Textured
		16 16'	GFI DR with common ground fault interrupter (120V line voltage only)	BRTX Bronze Textured
	U 0.226"	8 8'	HB Hinged base (16.0 ft./4.8 m max.)	GN4TX Blue Green Textured
		10 10'	BA Banner arm	GN6TX Forest Green Textured
		12 12'	PS Plant support	GN8TX Dark Forest Green Textured
		14 14'	MPL Mid-pole luminaire	GNTX Green Textured
		15 15'	Two-piece round decorative base covers	GY3TX Medium Grey Textured
		16 16'	LBC1 Cast-aluminum	RD2TX Burgundy Textured
	W 0.318"	18 18'	LBC2 Cast-aluminum	RD4TX Scarlet Textured
		12 12'	LBC3 Cast-aluminum	WHTX White Textured
		14 14'	LBC4C Cast-aluminum	GR Gray Sandtex
		15 15'		NP Natural Alum.
		16 16'		TG Hammer-tone
		18 18'		TS Hammer-tone Silver
		20 20'		

Note: The recommended method for calculating EPA (Effective Projected Area) is in accordance with AASHTO 2001 standards: for three seconds, the pole is tested in wind gusts equivalent to the strongest winds on record over the past 50 years, and with a 50 pound load (22.7 kg) placed at 1 foot (305 mm) above its center.

Outdoor Poles and Brackets

APR4 – Round Aluminum Pole

Pole Data

Pole Family	Catalog Number	Nominal Height (ft)	Nominal Height (m)	Tenon Section (in)	Tenon Section (mm)	Wall Thickness (in)	Wall Thickness (mm)	Weight (lbs)	Weight (kg)	EPA Rating 90 MPH (sq. ft.)	EPA Rating 110 MPH (sq. ft.)	EPA Rating 120 MPH (sq. ft.)	EPA Rating 150 MPH (sq. ft.)	Anchor Bolts (in)	Anchor Bolts (mm)
APR4	APR4F-8	8	2.44	4	102	0.125	3.2	21	10	10.18	6.55	5.38	3.34	3/4-20	19-508
APR4	APR4U-8	8	2.44	4	102	0.226	5.7	32	14	18.64	12.35	10.28	6.53	3/4-20	19-508
APR4	APR4F-10	10	3.05	4	102	0.125	3.2	24	11	7.7	4.73	3.79	2.27	3/4-20	19-508
APR4	APR4U-10	10	3.05	4	102	0.226	5.7	38	17	14.58	9.44	7.78	4.87	3/4-20	19-508
APR4	APR4F-12	12	3.66	4	102	0.125	3.2	28	13	5.86	3.36	2.58	1.45	3/4-20	19-508
APR4	APR4U-12	12	3.66	4	102	0.226	5.7	44	20	11.65	7.31	5.94	3.64	3/4-20	19-508
APR4	APR4W-12	12	3.66	4	102	0.318	8.1	58	26	16.27	10.5	8.64	5.4	3/4-20	19-508
APR4	APR4F-14	14	4.27	4	102	0.125	3.2	31	14	4.44	2.27	1.63	-	3/4-20	19-508
APR4	APR4U-14	14	4.27	4	102	0.226	5.7	51	23	9.38	5.67	4.5	2.68	3/4-20	19-508
APR4	APR4W-14	14	4.27	4	102	0.318	8.1	67	30	13.34	8.4	6.82	4.18	3/4-20	19-508
APR4	APR4F-15	15	4.57	4	102	0.125	3.2	33	15	3.81	1.8	1.19	-	3/4-20	19-508
APR4	APR4U-15	15	4.57	4	102	0.226	5.7	54	24	8.42	4.97	3.88	2.25	3/4-20	19-508
APR4	APR4W-15	15	4.57	4	102	0.318	8.1	71	32	11.84	7.25	5.82	3.5	3/4-20	19-508
APR4	APR4F-16	16	4.88	4	102	0.125	3.2	35	16	3.27	1.36	-	-	3/4-20	19-508
APR4	APR4U-16	16	4.88	4	102	0.226	5.7	57	26	7.15	4.05	3.13	1.77	3/4-20	19-508
APR4	APR4W-16	16	4.88	4	102	0.318	8.1	75	34	10.06	6	4.76	2.82	3/4-20	19-508
APR4	APR4U-18	18	5.49	4	102	0.226	5.7	63	29	5.55	3.15	2.27	1.16	3/4-27	19-686
APR4	APR4W-18	18	5.49	4	102	0.318	8.1	84	38	7.78	4.67	3.7	2.19	3/4-27	19-686
APR4	APR4W-20	20	6.1	4	102	0.318	8.1	93	42	6.31	3.83	2.92	1.57	3/4-27	19-686

Specifications

Base cover

Square base cover made from two pieces of formed aluminum mechanically fastened to the base with stainless steel hardware.

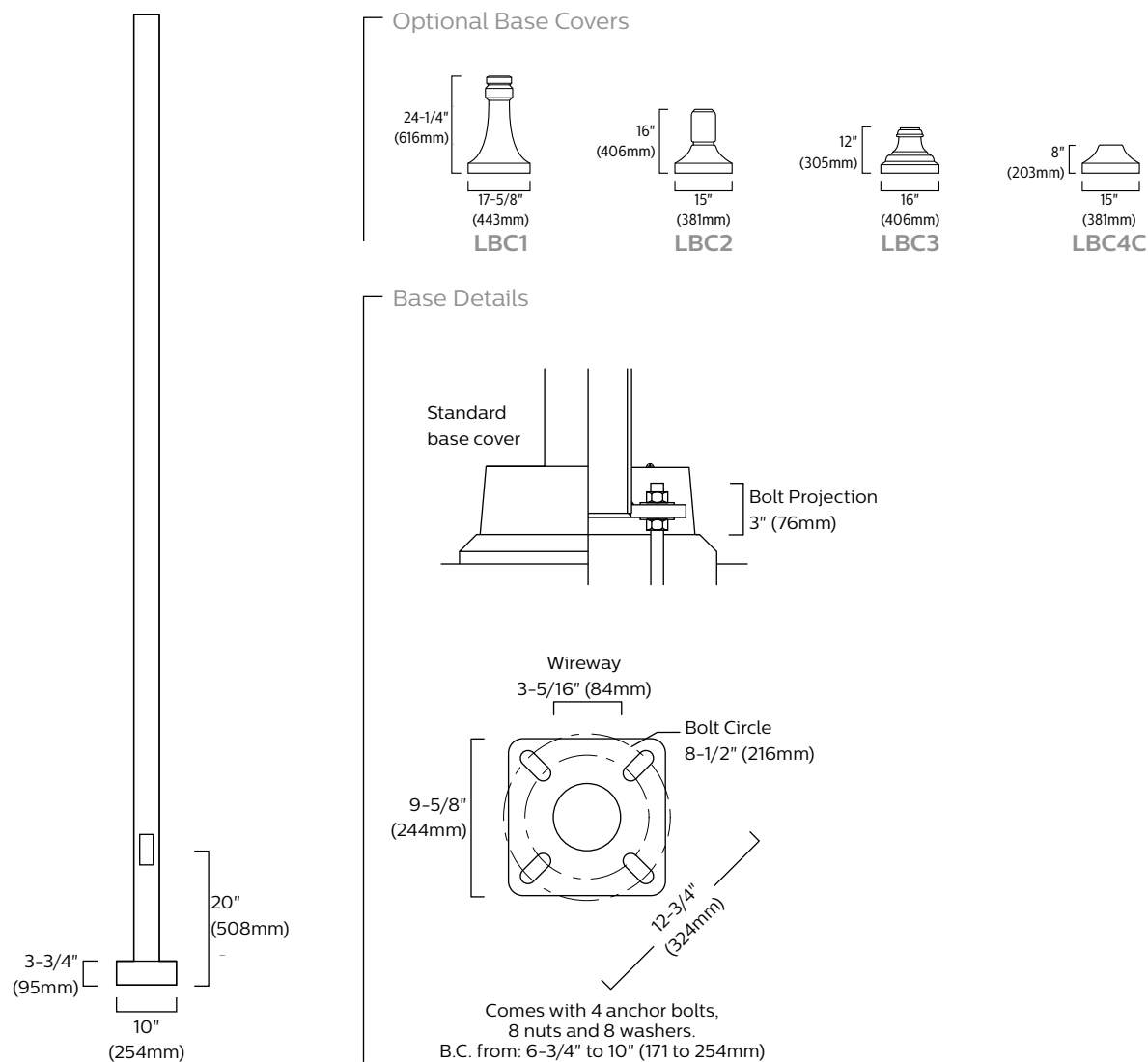
Finish

Color to be in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

Outdoor Poles and Brackets

APR4 – Round Aluminum Pole

Dimensions





Lume UrbanScape LED post top luminaire features flexible, robust energy-saving solutions for modern-styled urban architectural lighting. With its slightly rounded hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product.

Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

Luminaire ordering guide

Example: MPTC-42W32LED4K-T-LE3-120-CDMGM25-PH8-BKTX

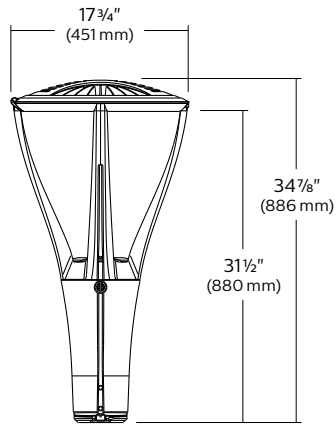
Series	LED Module	CCT	Gen.	Optical System	Voltage	Driver	Luminaire option	Mounting	Pole	Finish
MPTC			G2							
MPTC ¹ UrbanScape LED post top luminaire	35W32LED ² 55W32LED ² 72W32LED ² 97W32LED ² 55W48LED 80W48LED 108W48LED 140W48LED ² 70W64LED 110W64LED 90W80LED 135W80LED	3K 3000K 4K 4000K	G2 Gen2	LE2 Type II (ASYM) flat lens LE3 Type III (ASYM) flat lens LE3W ³ Type III (ASYM) wide flat lens LE4 Type IV (ASYM) flat lens LE5 Type V (SYMM) flat lens	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	CDMG ² Dynadimmer for standard dimming (consult complete Dynadimmer scenarios on pg 3) CLO ² Pre-set driver to manage lumen depreciation AST ² Pre-set driver for progressive start-up OTL ² Pre-set driver to signal end of life of the lamp DALI Pre-set driver compatible with the DALI control system DMG 0-10 volt SRD ² Sensor ready driver (standard configuration) SRD1 ² Sensor ready driver (alternate configuration)	HS House Side Shield OVR Dynadimmer override function PH8 Photoelectric cell PH9 Shorting Cap PHXL ² Photoelectric cell, extended life RCD ⁴ 5-Pin receptacle for dimming photoelectric cell RCD7 ⁴ 7-Pin receptacle for photoelectric cell TN3 ⁵ Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) long tenon TN3.5 ⁵ Fitter to fit over a 3 1/2" (89 mm) O.D. by 4" (102 mm) long tenon	Consult the Signify web site for details and the complete line of Mountings	Consult the Signify web site for details and the complete line of Poles	BE2TX BE6TX BE8TX BG2TX BKTX BRTX GN4TX GN6TX GN8TX GNTX GR GY3TX NP RD2TX RD4TX TG TS WHTX (consult pg 4 for code descriptions)

1. DMG 0-10V driver come standard.
2. The 347V and 480V are not available.
3. Not available with HS option.
4. Use of photoelectric cell or shorting cap is required to ensure proper illumination.
5. Not available with Motion Response.

MPTC MetroScape post top

urban luminaire

Dimensions



EPA: 1.7 sq ft
Weight: 32.2 lbs (14.6 kg)

Motion Response* (must be ordered as a separate item)

Example: ACC-120-MR4PGI-BKTX

Series	Voltage	Motion Response module	Finish
ACC			
ACC Accessory	120 120 volt 277 120 volt	MR4PG1 Single grey MR4PG2 Double grey MR4PW1 Single white MR4PW2 Double white	Consult Lumec's Color Chart for complete specifications.

*OVR option is required for Motion Response Accessory

LED Wattage and Lumen Values for 3000K & 4000K fixtures

Ordering Code:	Total LEDs	System current (mA)	Average System Watts ¹ (W)	LE2			LE3			LE3W			LE4			LE5		
				Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating	Lumen Output ²	Efficacy (LPW)	BUG Rating
MPTC 3000K																		
35W32LED3K-G2	32	350	37	2875	77.7	B1-U0-G1	2895	78.2	B1-U0-G1	2948	79.7	B1-U0-G1	2893	78.2	B1-U0-G1	3107	84.0	B2-U0-G1
55W32LED3K-G2	32	530	56	4124	73.8	B1-U0-G1	4152	74.3	B1-U0-G1	4228	75.6	B1-U0-G1	4149	74.2	B1-U0-G1	4457	79.7	B3-U0-G1
72W32LED3K-G2	32	700	70	5201	74.0	B1-U0-G1	5237	74.5	B1-U0-G1	5333	75.9	B1-U0-G2	5233	74.4	B1-U0-G2	5621	80.0	B3-U0-G1
97W32LED3K-G2	32	1050	104	7172	68.8	B1-U0-G1	7221	69.2	B1-U0-G2	7353	70.5	B1-U0-G2	7216	69.2	B1-U0-G2	7751	74.3	B3-U0-G2
55W48LED3K-G2	48	350	54	4313	79.3	B1-U0-G1	4342	79.8	B1-U0-G1	4422	81.3	B1-U0-G1	4339	79.8	B1-U0-G1	4661	85.7	B3-U0-G1
80W48LED3K-G2	48	530	81	6186	76.1	B1-U0-G1	6229	76.6	B1-U0-G2	6342	78.0	B1-U0-G2	6224	76.6	B1-U0-G2	6686	82.2	B3-U0-G2
108W48LED3K-G2	48	700	105	7802	74.0	B1-U0-G1	7855	74.5	B1-U0-G2	7999	75.9	B1-U0-G2	7850	74.5	B1-U0-G2	8432	80.0	B3-U0-G2
140W48LED3K-G2	48	1050	157	10758	68.7	B2-U0-G2	10832	69.2	B2-U0-G2	11030	70.5	B2-U0-G2	10824	69.2	B2-U0-G2	11627	74.3	B4-U0-G2
70W64LED3K-G2	64	350	73	5750	78.8	B1-U0-G1	5790	79.3	B1-U0-G1	5896	80.8	B1-U0-G2	5785	79.2	B1-U0-G2	6215	85.1	B3-U0-G1
110W64LED3K-G2	64	530	105	8248	78.6	B2-U0-G2	8305	79.1	B1-U0-G2	8457	80.5	B1-U0-G2	8299	79.0	B1-U0-G2	8914	84.9	B3-U0-G2
90W80LED3K-G2	80	350	91	7188	79.3	B1-U0-G1	7237	79.8	B1-U0-G2	7370	81.3	B1-U0-G2	7232	79.7	B1-U0-G2	7768	85.6	B3-U0-G2
135W80LED3K-G2	80	530	136	10310	76.1	B2-U0-G2	10381	76.6	B2-U0-G2	10571	78.0	B2-U0-G2	10373	76.6	B2-U0-G2	11143	82.2	B4-U0-G2
MPTC 4000K																		
35W32LED4K-G2	32	350	37	3462	93.6	B1-U0-G1	3624	97.9	B1-U0-G1	3610	97.6	B1-U0-G1	3650	98.6	B1-U0-G1	3695	99.9	B3-U0-G1
55W32LED4K-G2	32	530	56	4966	88.8	B1-U0-G1	5198	93.0	B1-U0-G1	5178	92.6	B1-U0-G2	5235	93.6	B1-U0-G2	5300	94.8	B3-U0-G1
72W32LED4K-G2	32	700	70	6263	89.1	B1-U0-G1	6556	93.3	B1-U0-G2	6531	92.9	B1-U0-G2	6603	93.9	B1-U0-G2	6684	95.1	B3-U0-G2
97W32LED4K-G2	32	1050	104	8636	82.8	B2-U0-G2	9040	86.7	B1-U0-G2	9005	86.3	B1-U0-G2	9105	87.3	B1-U0-G2	9217	88.4	B4-U0-G2
55W48LED4K-G2	48	350	54	5255	96.6	B1-U0-G1	5349	98.3	B1-U0-G1	5422	99.7	B1-U0-G2	5362	98.6	B1-U0-G2	5659	104.0	B3-U0-G1
80W48LED4K-G2	48	530	81	7538	92.7	B1-U0-G1	7673	94.4	B1-U0-G2	7777	95.7	B1-U0-G2	7691	94.6	B1-U0-G2	8117	99.8	B3-U0-G2
108W48LED4K-G2	48	700	105	9507	90.2	B2-U0-G2	9677	91.8	B2-U0-G2	9808	93.1	B2-U0-G2	9700	92.0	B2-U0-G2	10237	97.1	B4-U0-G2
140W48LED4K-G2	48	1050	157	13109	83.8	B2-U0-G2	13344	85.3	B2-U0-G2	13525	86.4	B2-U0-G3	13376	85.5	B2-U0-G2	14116	90.2	B4-U0-G2
70W64LED4K-G2	64	350	73	7007	96.0	B1-U0-G1	7132	97.7	B1-U0-G2	7229	99.0	B1-U0-G2	7150	97.9	B1-U0-G2	7545	103.4	B3-U0-G2
110W64LED4K-G2	64	530	105	10050	95.7	B2-U0-G2	10231	97.4	B2-U0-G2	10369	98.8	B2-U0-G2	10255	97.7	B2-U0-G2	10822	103.1	B4-U0-G2
90W80LED4K-G2	80	350	91	8759	96.6	B2-U0-G2	8916	98.3	B1-U0-G2	9036	99.6	B2-U0-G2	8937	98.5	B1-U0-G2	9431	104.0	B4-U0-G2
135W80LED4K-G2	80	530	136	12563	92.7	B2-U0-G2	12788	94.4	B2-U0-G2	12962	95.7	B2-U0-G2	12819	94.6	B2-U0-G2	13528	99.8	B4-U0-G2

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at signify.com/outdoorluminaire.

Note: Some data may be scaled based on tests of similar. But not identical luminaires.

MPTC MetroScape post top

urban luminaire

Specifications

Cage

In a round shape with 4 arms and a built-in mechanical ring, this cage is a one piece die cast A360 Aluminum alloy 0.100 (2.5mm) minimum thickness, mechanically assembled to the fitter.

Fitter:

Made of die cast A360.1 Aluminum alloy 0.100 (2.5mm) minimum thickness, the fitter is complete with a watertight access door giving access to the driver rated IP66, and a terminal block that accepts (#2 max.) wires from the primary circuit. Comes with an easy self adjusting system with two (2) set screws 3/8 16 UNC for ease of maintenance and installation. Fits on a 4" (102mm) outside diameter by 4" (102mm) long tenon.

Finial

Decorative cast 356 aluminum, mechanically assembled.

Hood

Made of die cast A360.1 Aluminum alloy 0.1 (2.5mm) minimum thickness, mechanically assembled to the cast aluminum heat sink.

Access-Mechanism

A die cast A360.1 Aluminum alloy 0.1 (2.5mm) minimum thickness technical ring with latch and hinge.

Light Engine

LEDgine is composed of 4 main components: LED lamp / Optical System / Heat Sink / Driver Electrical components are RoHS compliant.

LEx Lens

Flat Lens: Made of soda lime clear tempered glass, mechanically assembled and sealed onto the ring of the access mechanism.

LED Module

Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K) or Warm white, 3000 Kelvin nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

Optical System

Composed of high performance optical polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated. Dark Sky compliant with 0% uplight and U0 per IESNA TM 15.

Heat Sink

Made of cast aluminum optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device).

Driver

High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 and 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. Maximum ambient operating temperature from 40F (40C) to 130F (55C) degrees. Certified in compliance to UL1310 cULus requirement. Dry and damp location. Assembled on a unitized removable tray with Tyco quick disconnect plug resisting to 221F(105C) degrees. Dimmable driver 0-10V.

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Driver options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DMG: Dimmable driver 0-10V.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

CDMG: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Order Code	Scenario	Dim. Time	Dim. Level
CDMGS25	Safety	4 hours	25% power
CDMGS50	Safety	4 hours	50% power
CDMGS75	Safety	4 hours	75% power
CDMGM25	Median	6 hours	25% power
CDMGM50	Median	6 hours	50% power
CDMGM75	Median	6 hours	75% power
CDMGE25	Economy	8 hours	25% power
CDMGE50	Economy	8 hours	50% power
CDMGE75	Economy	8 hours	75% power

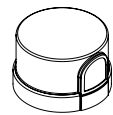
SRD: Sensor Ready Driver including SR communication (used for dimming and other functionalities), 24V auxiliary supply and a logical signal input (LSI) connected to the top NEMA twist lock receptacle.

SRD1: Sensor Ready Driver including SR communication (used for dimming and other functionalities) but with 24V auxiliary supply and a logical signal input (LSI) not connected to the top NEMA twist lock.

Luminaire options



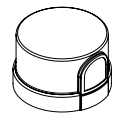
HS
House side shield



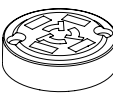
PH8 (allows a 90° rotation)
Photoelectric cell, twist-lock type complete with receptacle and decorative polycarbonate (grey) cap with a plastic lens.



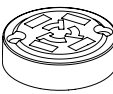
PH9
Shorting cap, twist-lock type complete with receptacle.



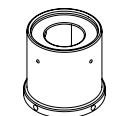
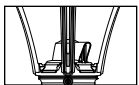
PHXL (allows a 90° rotation)
Extended life Photoelectric cell, twist-lock type complete with receptacle and decorative polycarbonate (grey) cap with a plastic lens.



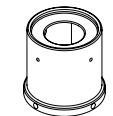
RCD
Receptacle 5-pins allowing dimming, can be used with a twist-lock Starsense, shorting cap or a photoelectric cell.



RCD7
Receptacle 7-pins.



TN3
Fitter to fit over a 3" (76 mm) O.D. by 4" (102 mm) tenon.



TN3.5
Fitter to fit over a 3-1/2" (89 mm) O.D. by 4" (102 mm) tenon.

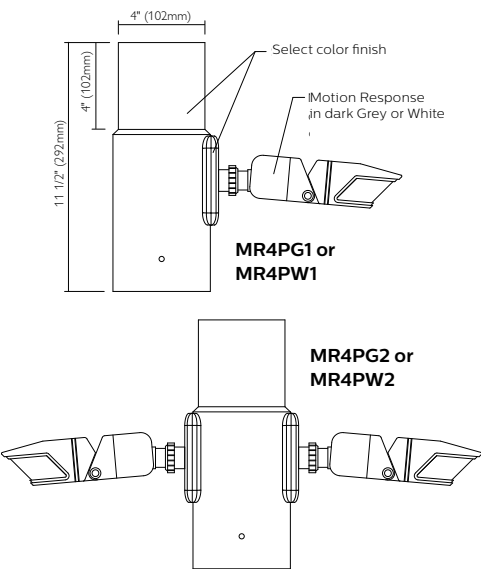
OVR
Dynadimmer override function.

MPTC MetroScape post top urban luminaire

Specifications (continued)

Luminaire accessories

Motion Response: Tenon mount motion response provides 270° coverage on an adjustable knuckle. The coverage equals to up to 6 times the sensor height. It is an option offered jointly with the Dynadimmer OVR option, that can bring the light up to 100% when the motion response is triggered. It is available in a single or double mounting option. Finish options for the motion response device are white or dark gray. Finish options for the tenon must be specified to match the luminaire and pole. The tenon mount is fully rotatable 360°. This option is available for a 4" OD x 4" long tenon. See instruction sheet for time setting functionality (12 second to 16 minute turn off options) and for mounting instructions.



Surge Protector

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Finish

The Thermosetting powder coating provided meets the color requirements of the AAMA 2604 specification as measured per ASTM D2244. The Thermosetting product is applied at a dry film of 2.5 to 4.0 mils (64-102 microns) on textured finishes, resulting in a durable long lasting finish.

Textured Finishes:

- BE2TX: Midnight Blue
- BE6TX: Ocean Blue
- BE8TX: Royal Blue
- BG2TX: Sandstone
- BKTX: Black
- BRTX: Bronze
- GN4TX: Blue Green
- GN6TX: Forest Green
- GN8TX: Dark Forest Green
- GNTX: Green
- GY3TX: Medium Grey
- RD2TX: Burgundy
- RD4TX: Scarlet
- WHTX: White

Other Finishes:

- GR: Gray Sandtex
- NP: Natural Alum.
- TG: Hammer-tone Gold
- TS: Hammer-tone Silver

LED manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5.1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease useful life of the product.

Quality Control

Manufactured to ISO 9001 2008 and ISO 14001 2004 International Quality Standards Certification.

Vibration Resistance

Meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100 000 cycles by an independent lab).

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed inside the luminaire, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.

For more details visit: signify.com/servicetag

Certifications and Compliance

CSA, cULus Listed for Canada and USA. MetroScape is on the DesignLights.

LED Performance

Predicted lumen depreciation data ¹					
Ordering Code	Ambient Temperature (°C)	Driver mA	Calculated L ₇₀ hours ^{1,2}	L ₇₀ per TM-21 ^{2,3}	Lumen Maintenance % @ 60,000 hours
MPTC-135W80LED4K	25°C	530 mA	>100,000	>60,000	94.01%
MPTC-140W48LED4K	25°C	1050 mA	>100,000	>60,000	96.78%

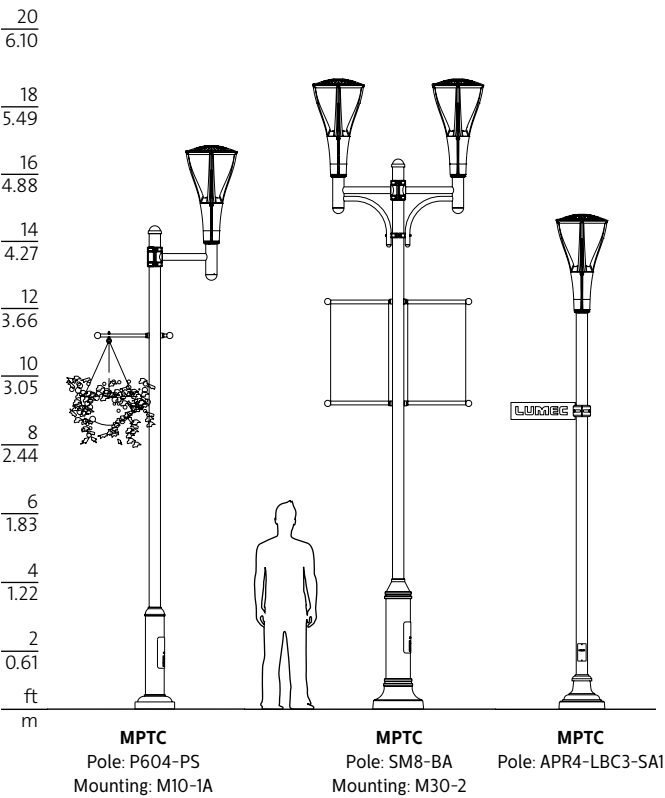
1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours.

MPTC MetroScape post top

urban luminaire

Specifications (continued)

Poles



Consult [Signify.com/outdoorluminaires](https://www.signify.com/outdoorluminaires) for details and the complete line of Signify poles and brackets.



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Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

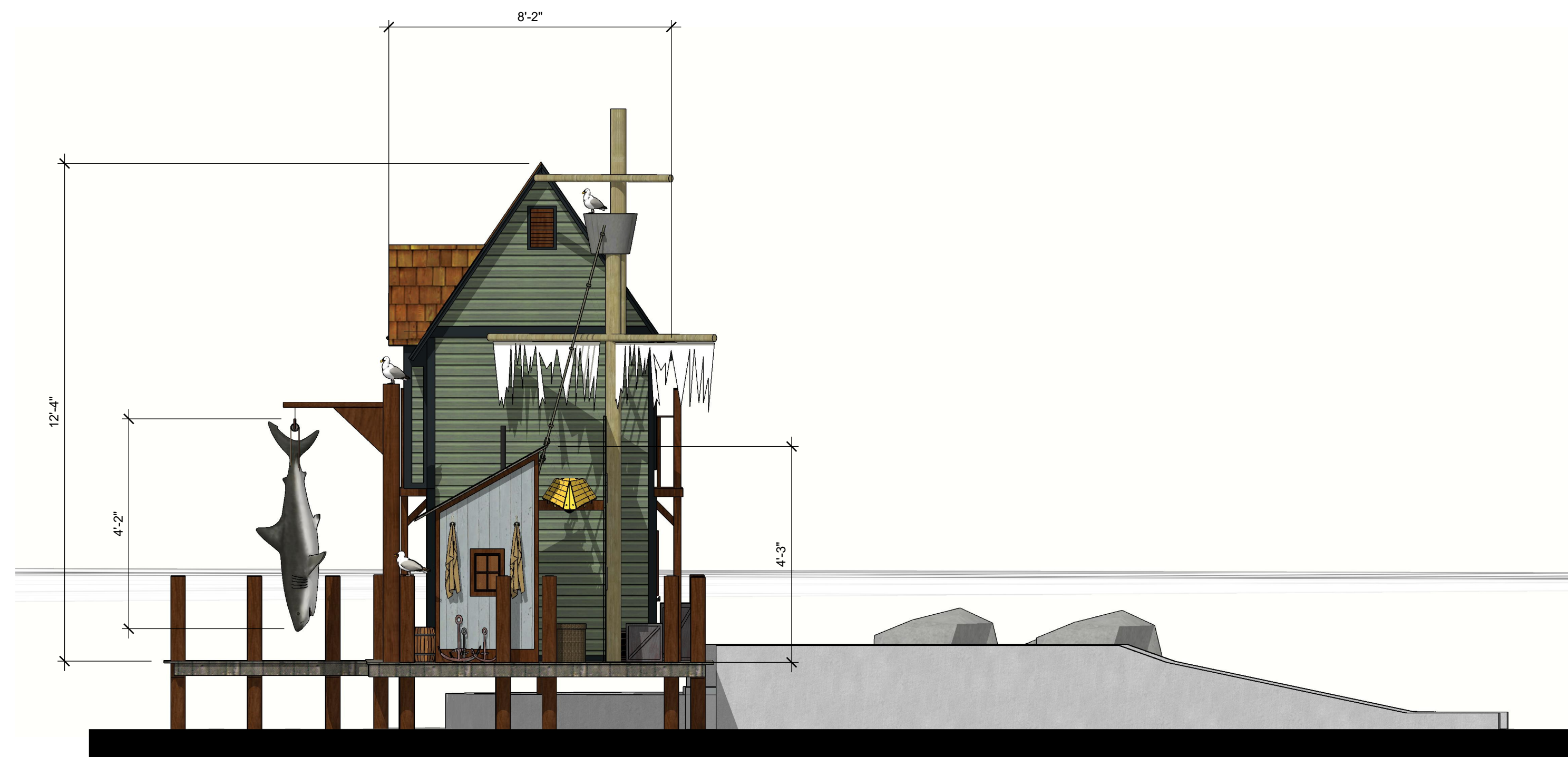
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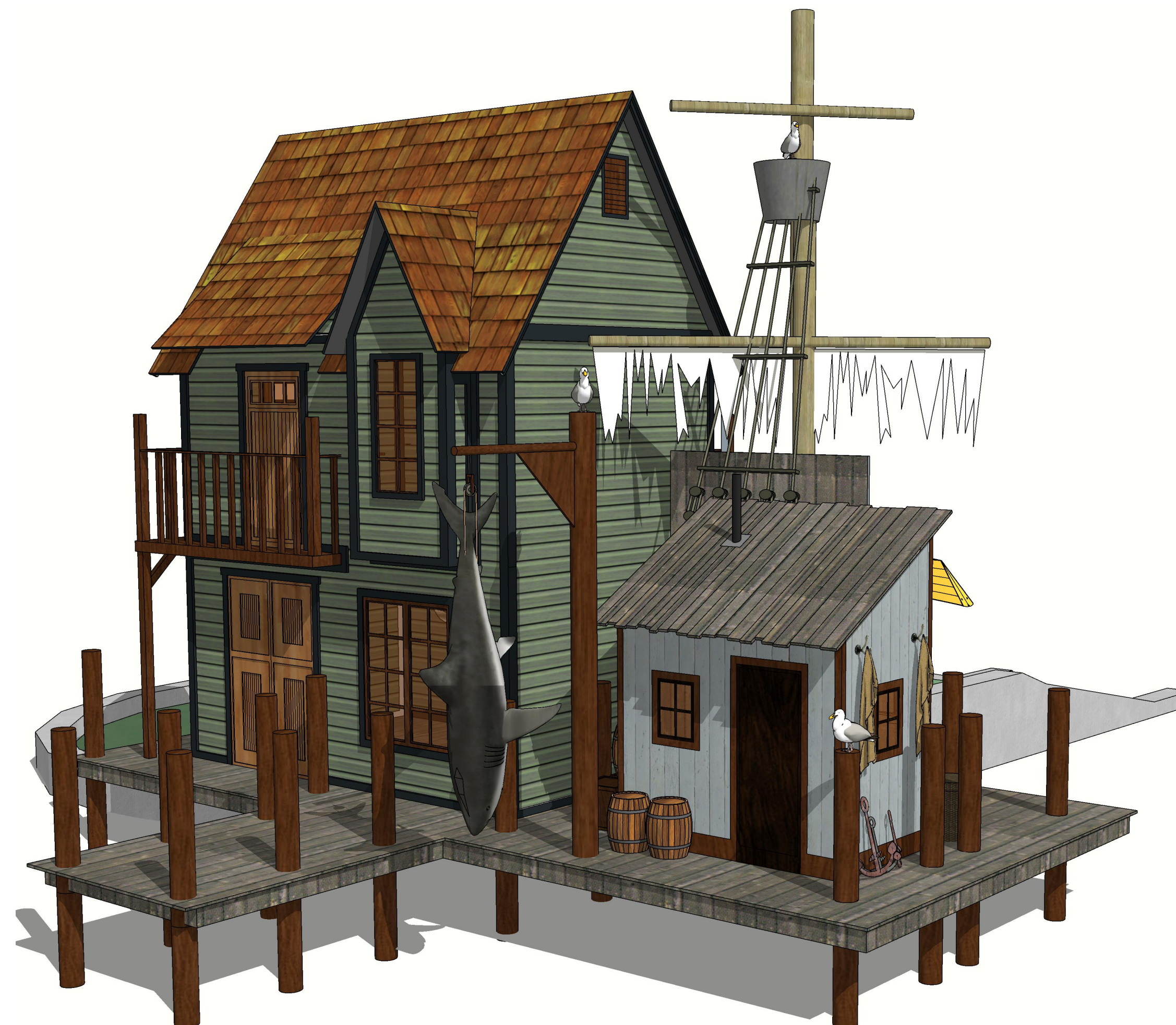
FRONT ELEVATION



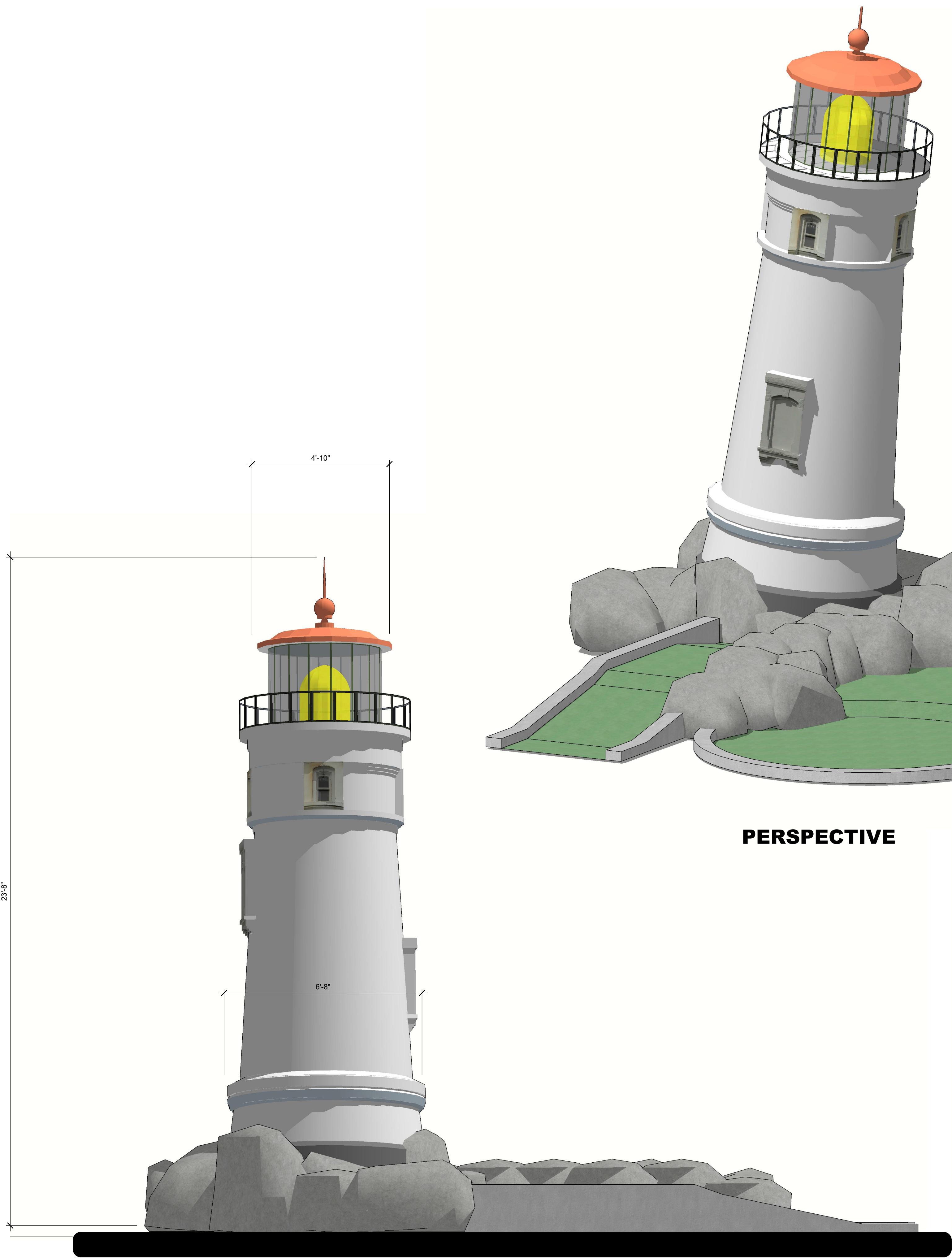
FRONT PERSPECTIVE



SIDE ELVATION



REAR PERSPECTIVE



SIDE ELEVATION



PERSPECTIVE



FRONT ELEVATION

DRAWN BY
DHP

DESCRIPTION
Light House Hole 8

PROJECT

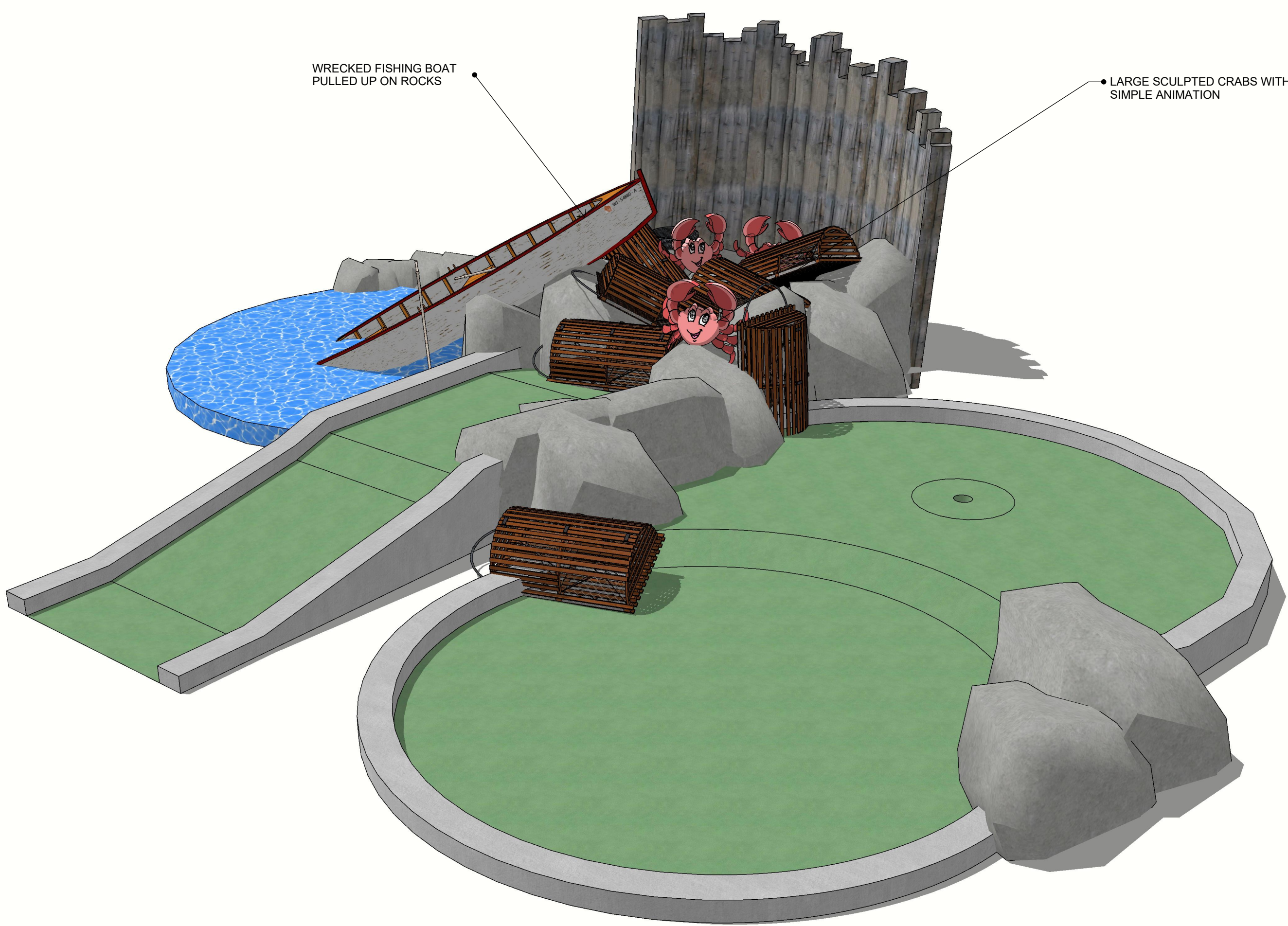
S&S AMUSEMENTS MINI-GOLF

PROJECT NO.
SWAVI

Swavi Osew
S&S Amusements LLC,
346 Rt. 28 & 0 Sisson Rd.
Harwich, MA.

Castle Golf Inc.
1733 N. Greenfield Rd. Suite 101
Mesa, AZ. 85205
Phone: 480-968-1955
www.castlegolf.com

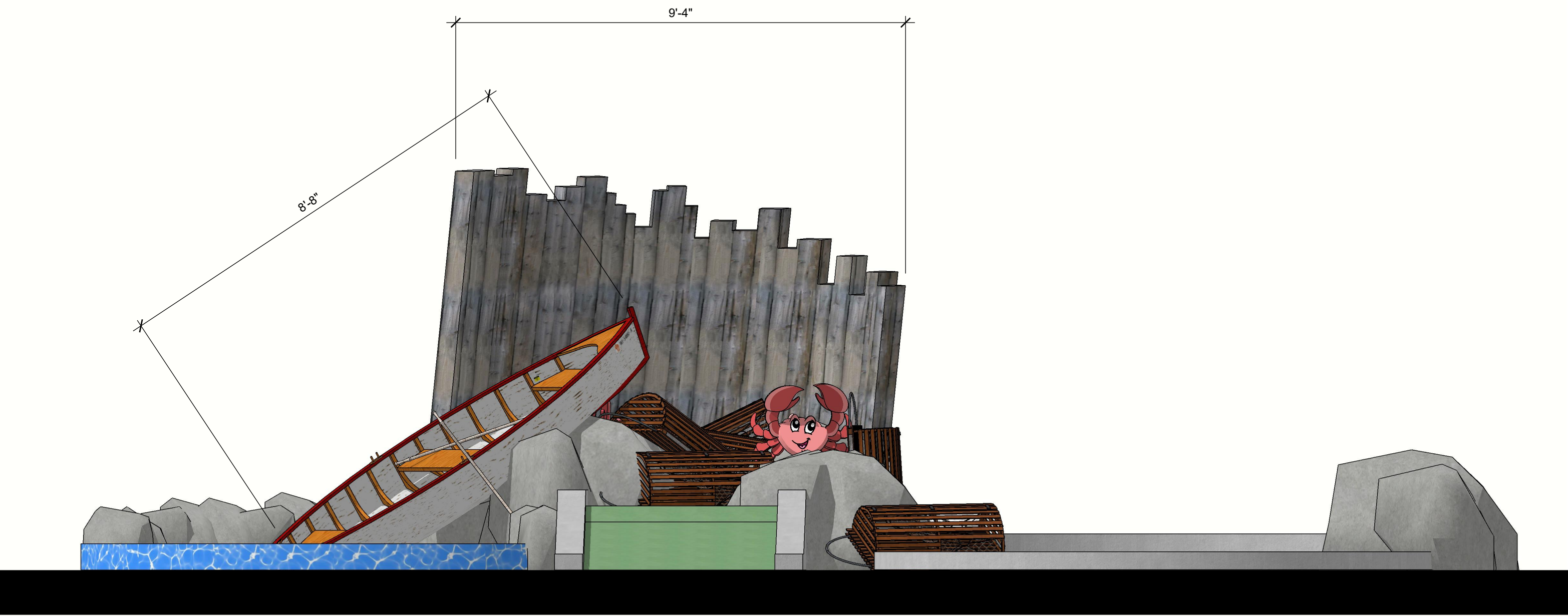




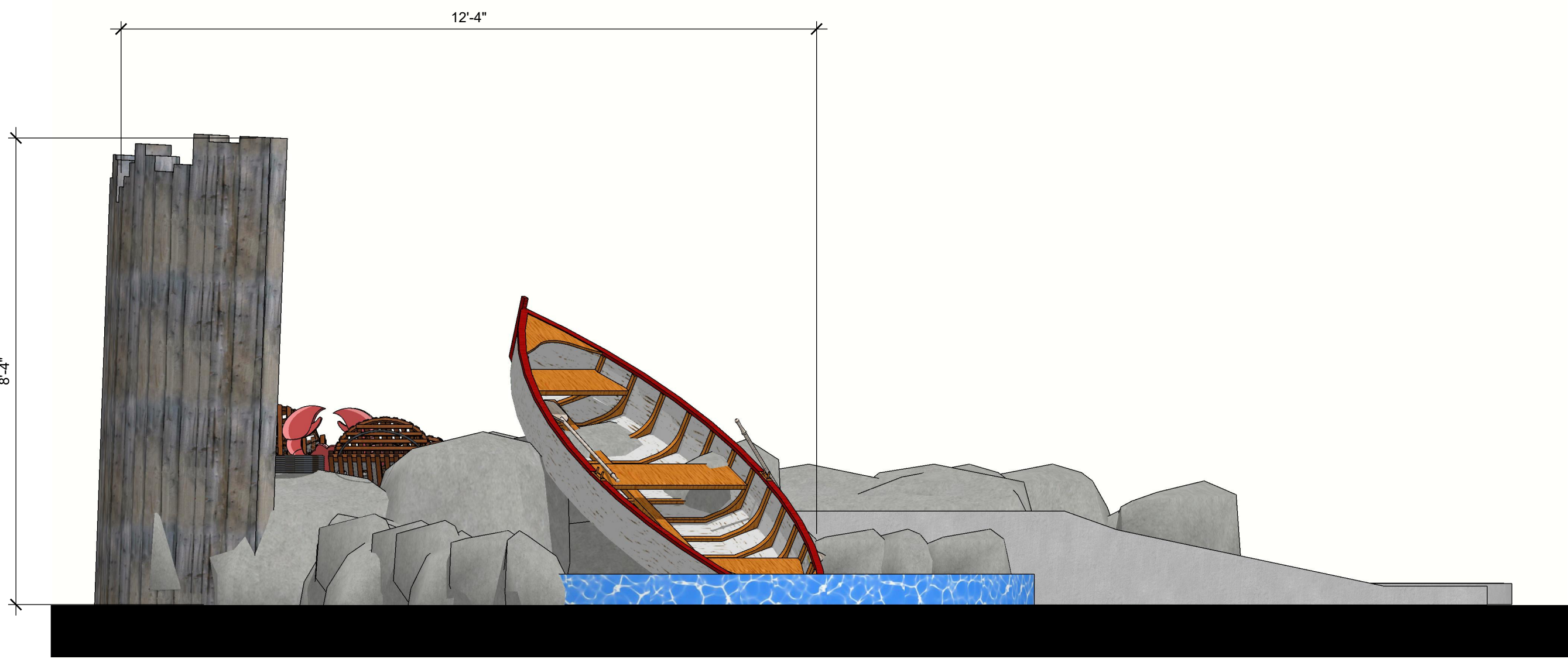
WRECKED FISHING BOAT
PULLED UP ON ROCKS

• LARGE SCULPTED CRABS WITH
SIMPLE ANIMATION

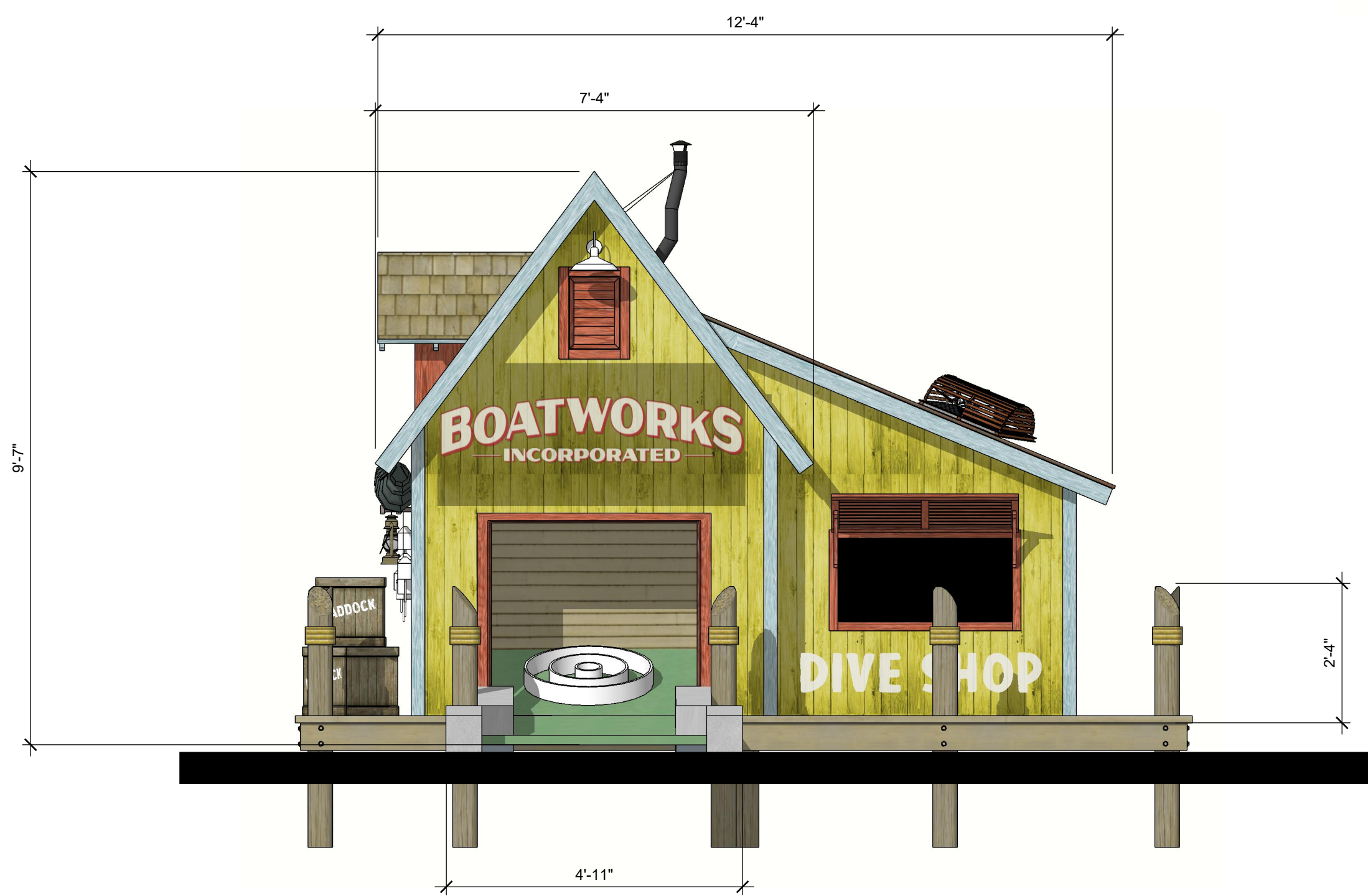
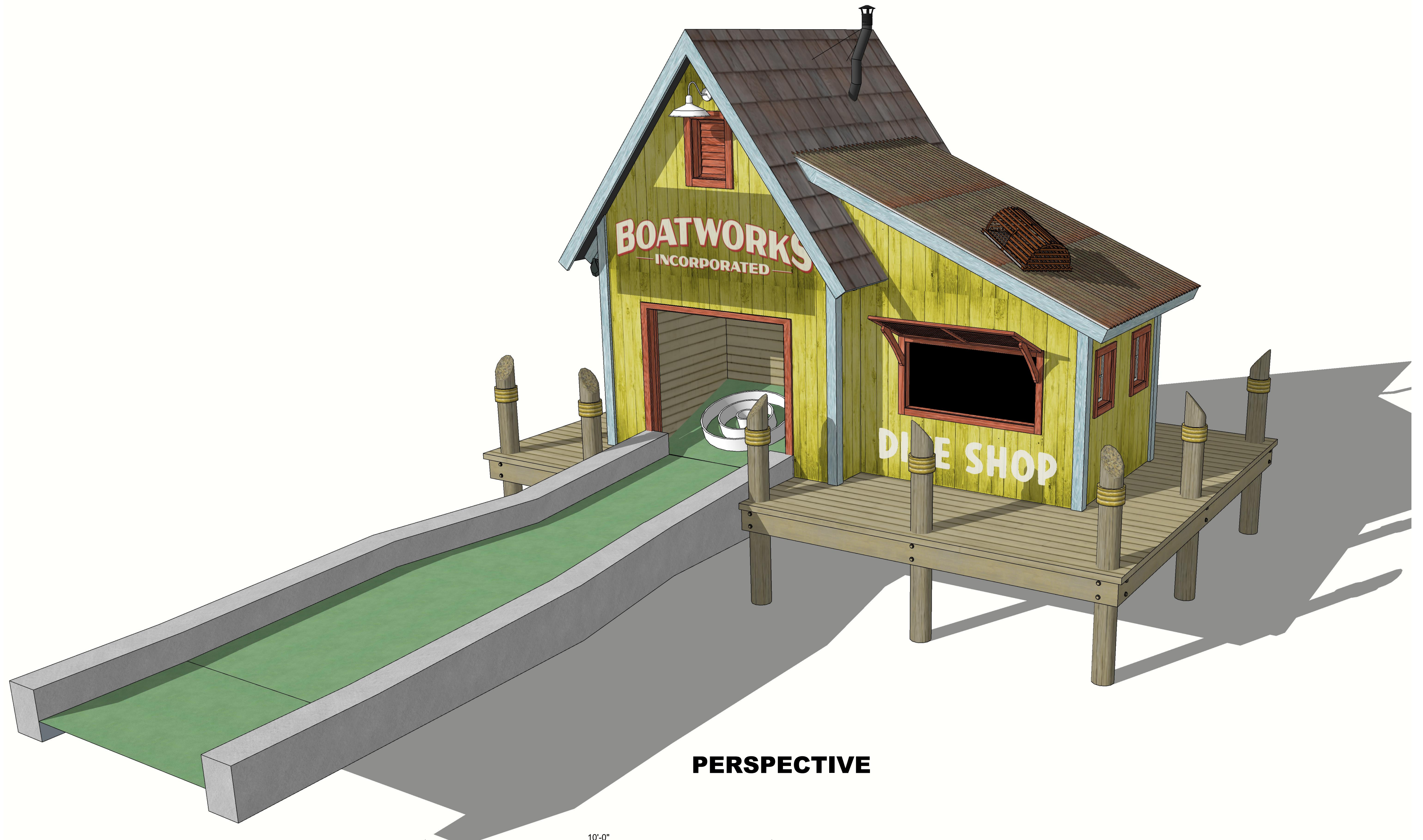
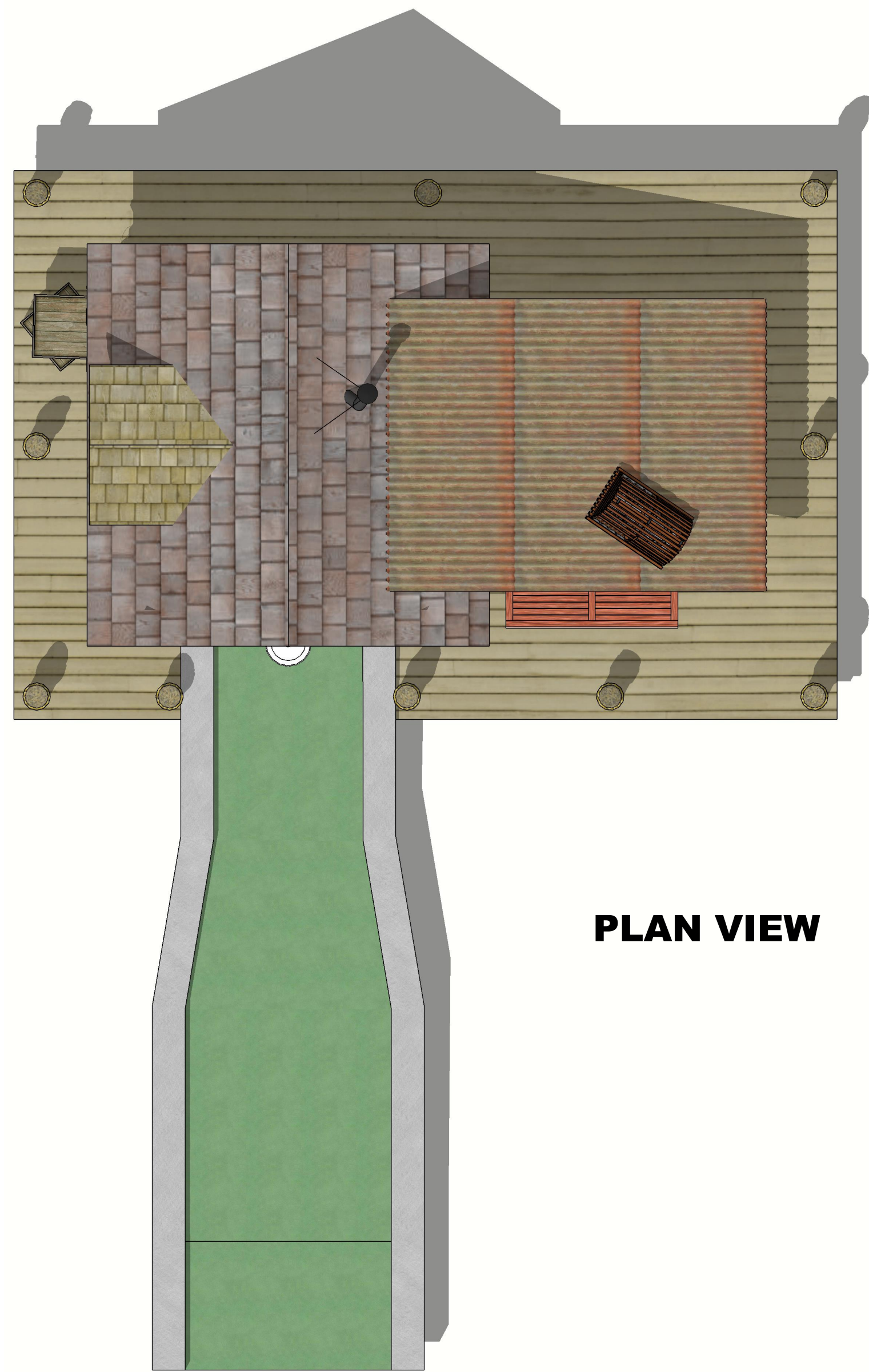
PERSPECTIVE

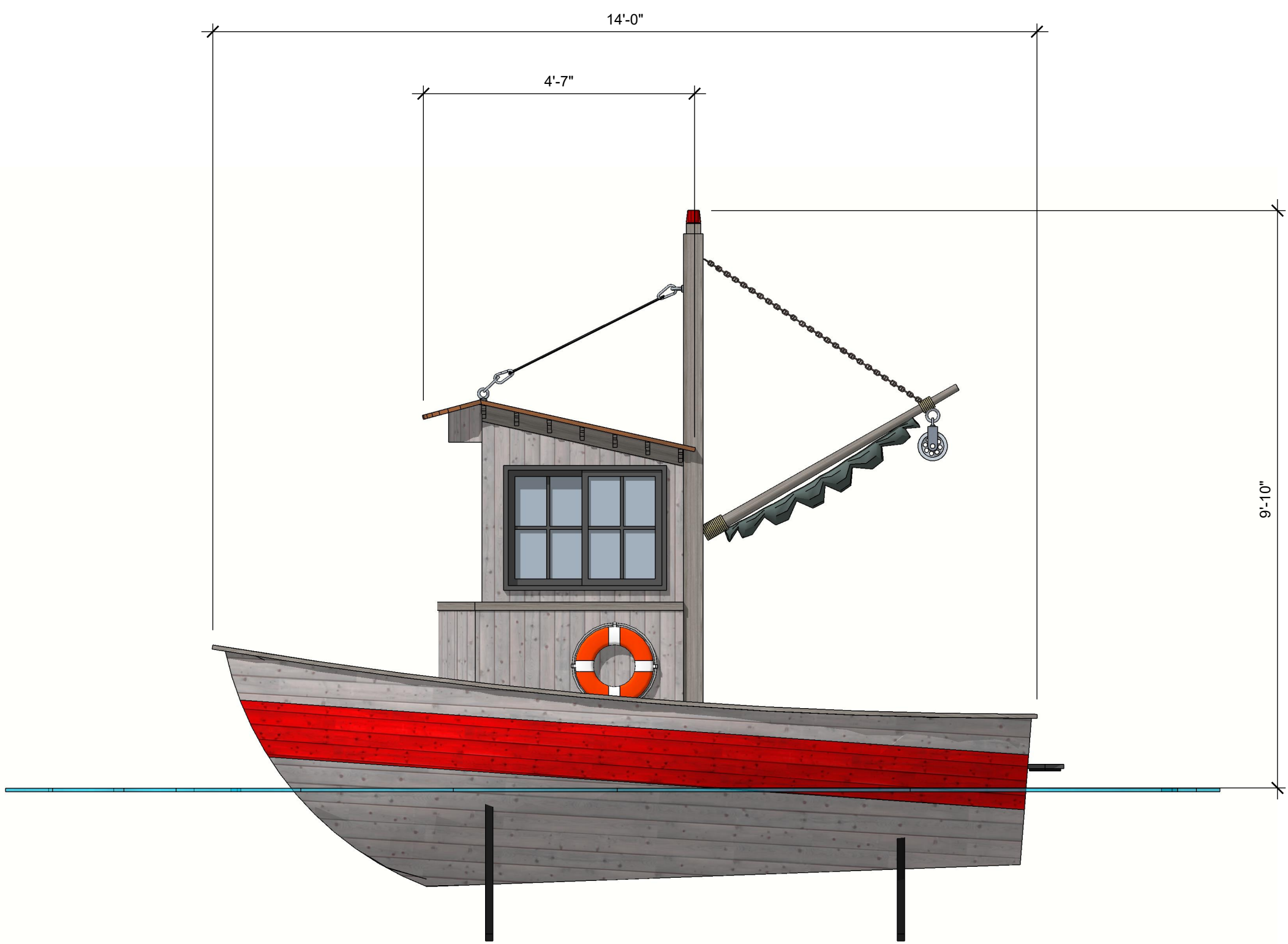


FRONT ELEVATION

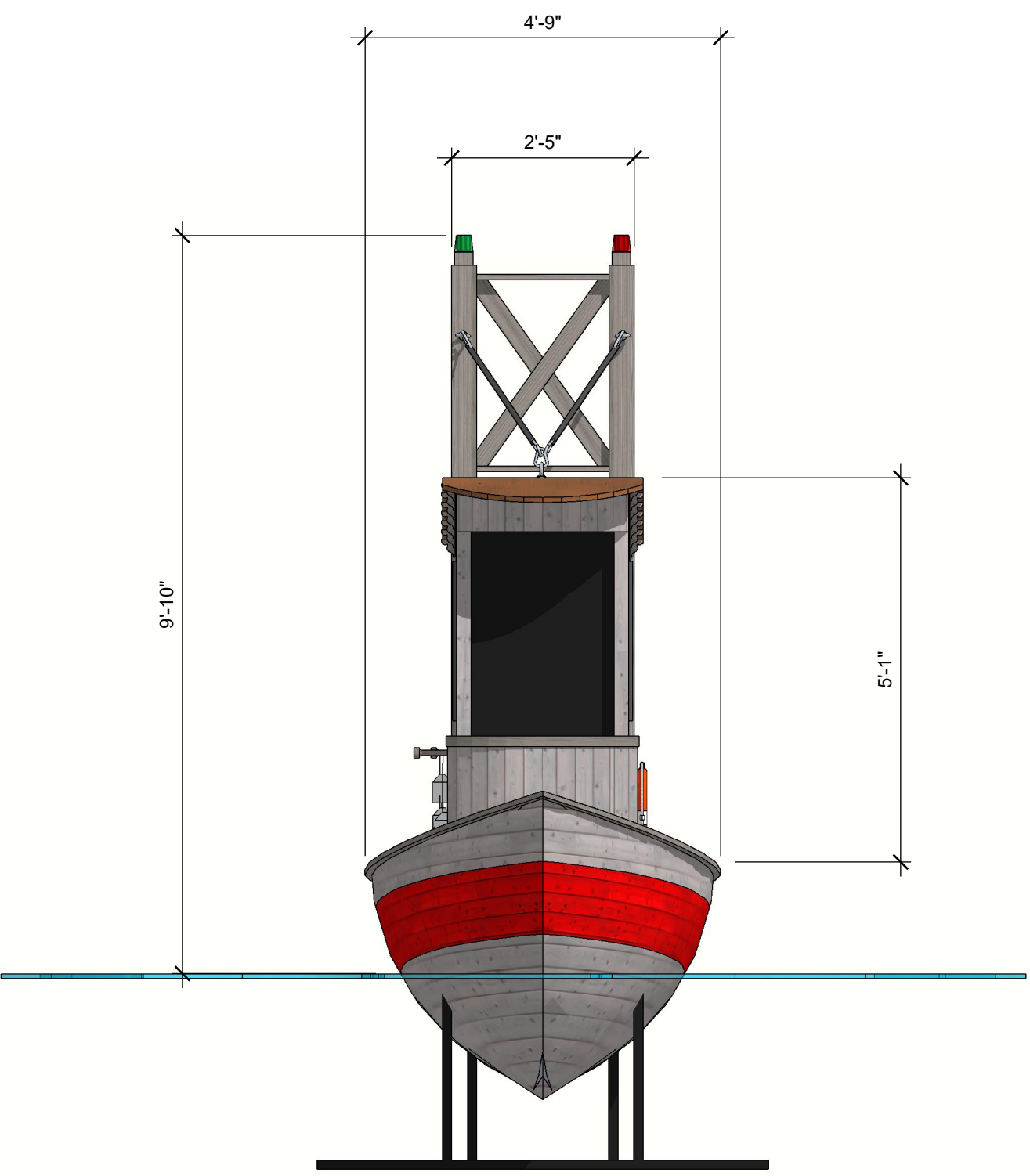


SIDE ELEVATION





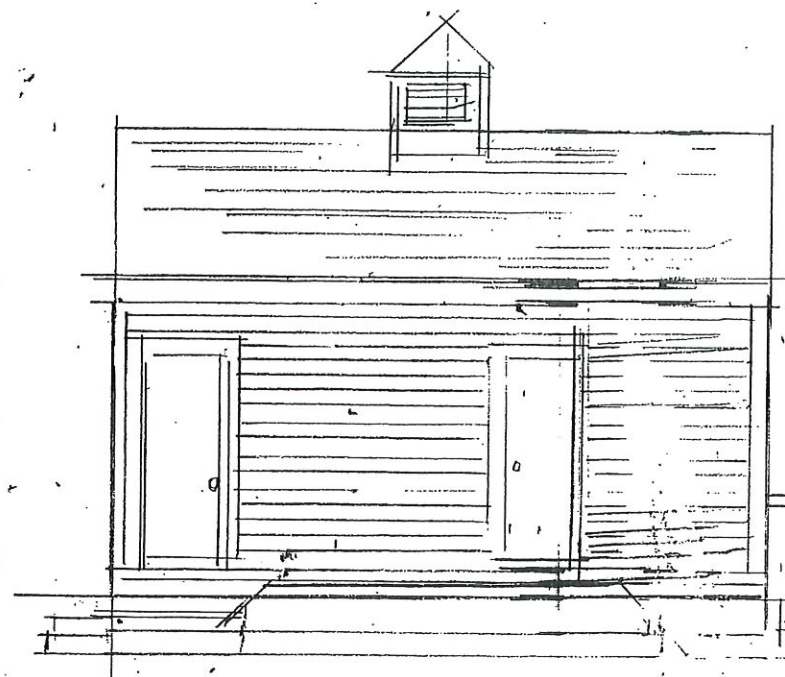
SIDE ELEVATION



FRONT ELEVATION

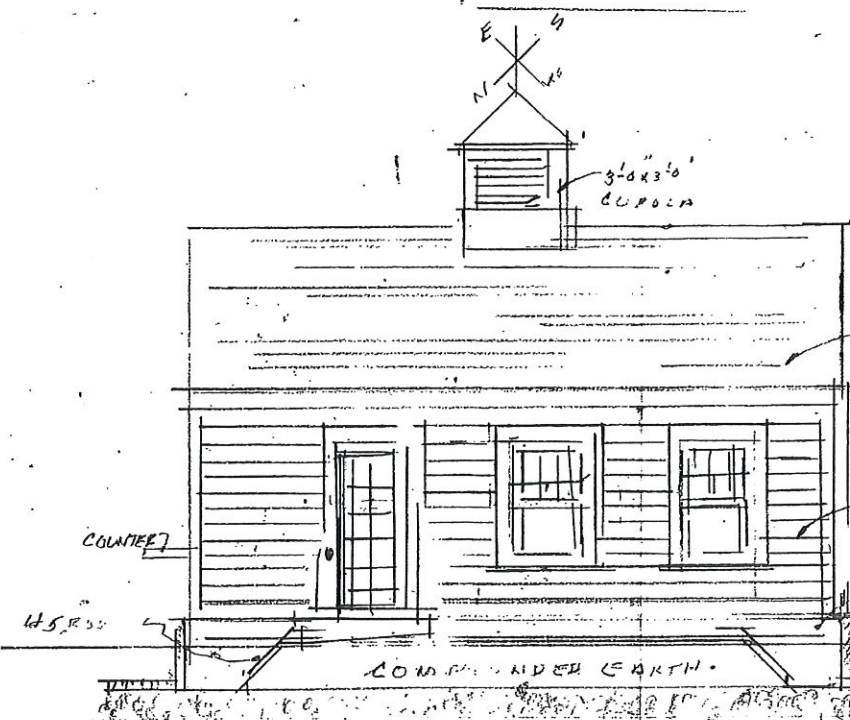


PERSPECTIVE



REAR ELEVATION

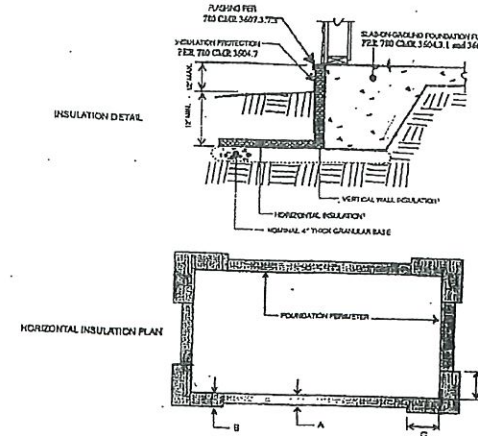
1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

FIGURE 3604.3a
INSULATION PLACEMENT FOR FROST-PROTECTED FOOTINGS
IN HEATED BUILDINGS



For SI: 1 inch = 25.4 mm.
1. See table 3604.3.3 for required dimensions and R-values for vertical and horizontal insulation.

780 CMR 3604.4 FOUNDATION WALLS
3604.4.1 Concrete and masonry foundation walls: Foundation walls shall be constructed in accordance with the provisions of 780 CMR 3604.4 or in accordance with ACI 318, ACI 318.1, NCMA TR68-A or ACI 530/ASCE 5/TMS 402 as listed in Appendix A, or other approved structural systems.

3604.4.1.1 Masonry and concrete wall construction: Masonry and concrete foundation walls shall be constructed as in accordance with Table 3604.4.1.1a.

Exception: Where unstable soil conditions exist or where the foundation extends to or below the seasonal high groundwater table,

foundation walls shall be constructed in accordance with Table 3604.4.1.1b.

3604.4.1.2 Design: Foundation walls subject to more pressure than would be exerted by backfill having an equivalent fluid weight of 30 pounds per cubic foot (141 kN/m³) shall be designed in accordance with accepted engineering practice by a registered professional engineer or registered architect.

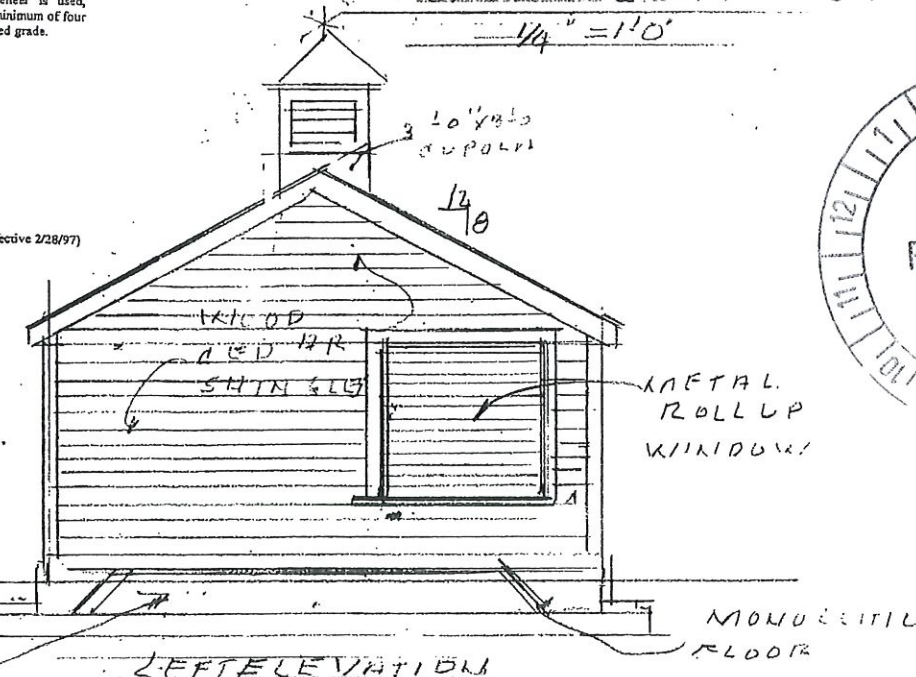
3604.4.1.3 Grade Clearance: Foundation walls shall extend at least eight inches above the finished grade adjacent to the foundation at all points.

Exception: Where masonry veneer is used, foundation walls shall extend a minimum of four inches (102 mm) above the finished grade.

494

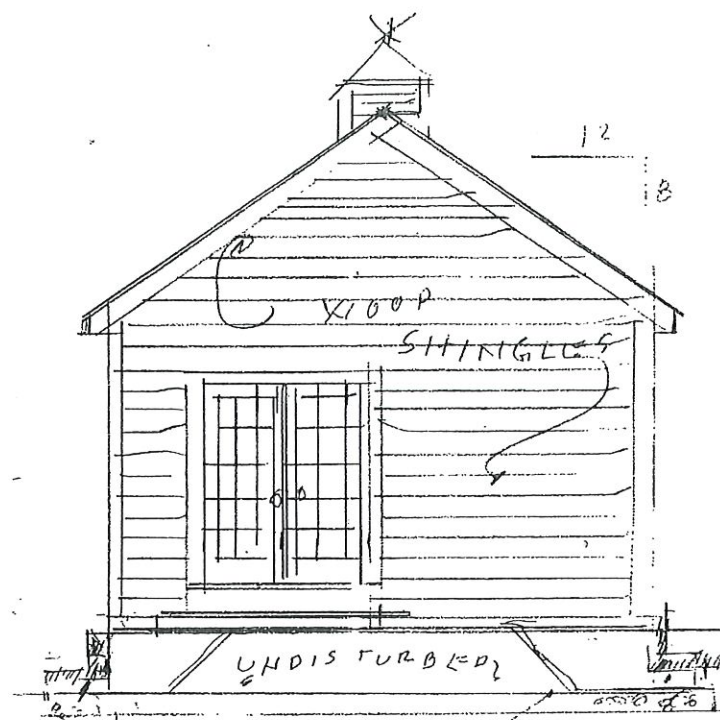
780 CMR - Sixth Edition

2/7/97 (Effective 2/28/97)



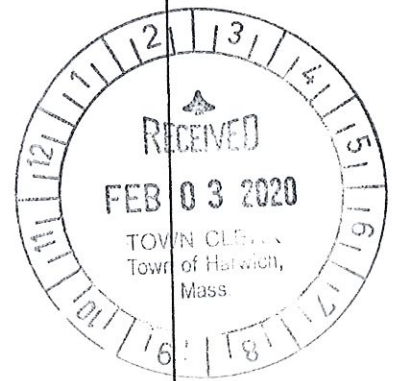
LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



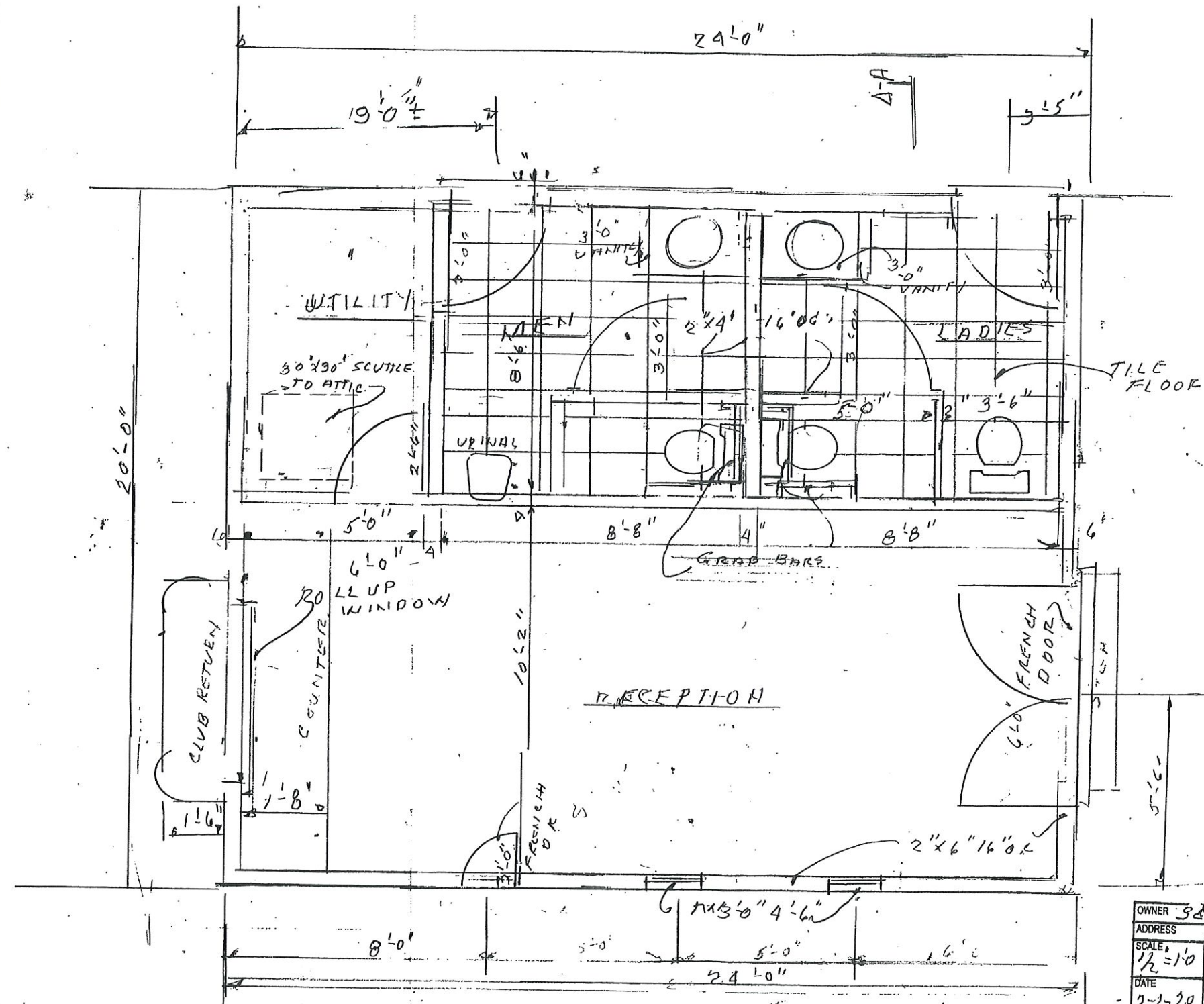
NOTES:

- 1- BUILDER WILL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- 2- SOME DIMENSIONS MAY VARY. FIELD CONDITIONS WILL PREVAIL AS LONG AS THE STRUCTURAL INTEGRITY IS NOT AFFECTED.
- 3- STRUCTURAL CHANGES MUST BE APPROVED BY SEA & B ENGINEERING.
- 4- WINDOW & DOOR SIZES TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.



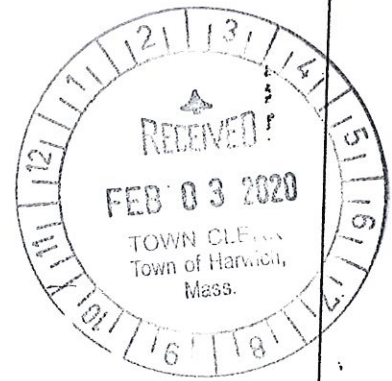
2/1/2020

OWNER: S.B.S. AMUSEMENTS LLC		DRAWN: F.D.C.	
ADDRESS: 346 RT. 2A, SEABOARD, MA 02661		REV.	
SCALE: AS SHOWN		REV.	
DATE: 2-1-20		REV.	
DESIGNED BY: FRANK D. CIAMBRIELLO		REV.	
508.385.2266 OFFICE/FAX		REV.	
774.353.6329 CELL		REV.	
FACIAM@COMCAST.NET		REV.	
301 SETUCKET ROAD		REV.	
DENNIS, MA 01918		REV.	
ALL ELEVATIONS		DWG. NO. 1 OF 4	



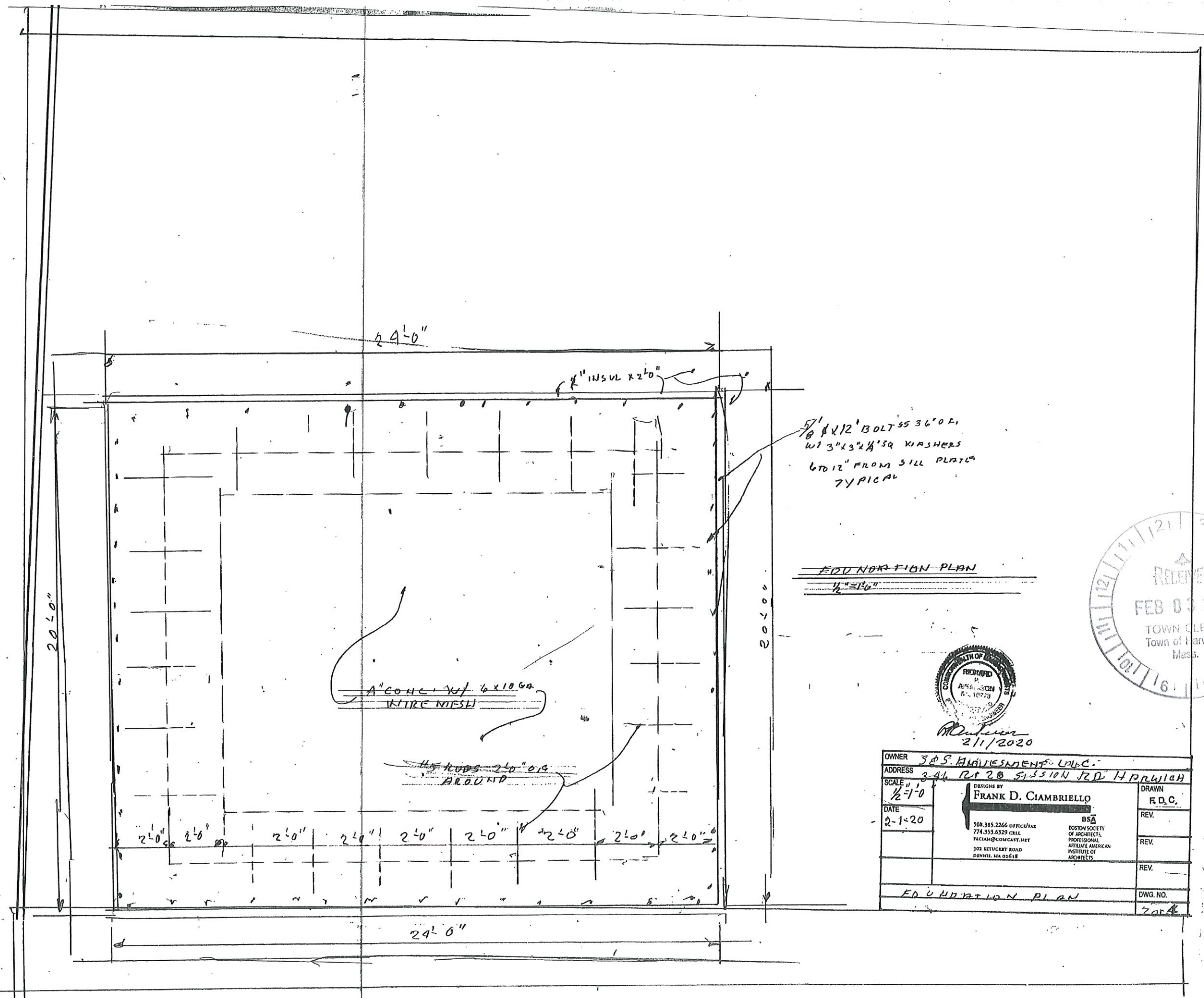
FLOOR PLAN

1/2" = 1'-0"



2/1/2020

OWNER	S&S AMUSEMENT LLC		
ADDRESS	346 RT 20 S155104 RD HARWICH		
SCALE	1/2" = 1'-0"	DESIGNED BY	FRANK D. CIAMBRIELLO
DATE	2-1-20	DATE	2-1-20
		508.385.2266 OFFICE/FAX	BSA
		774.353.6329 CELL	BOSTON SOCIETY OF ARCHITECTS
		FRANK@COMCAST.NET	PROFESSIONAL
		302 SETUCKET ROAD	AFFILIATE AMERICAN
		DENNIS, MA 01918	INSTITUTE OF ARCHITECTS
FLOOR PLAN		DRAWN	F.D.C.
		REV.	
		REV.	
		REV.	
		DWG. NO.	3054



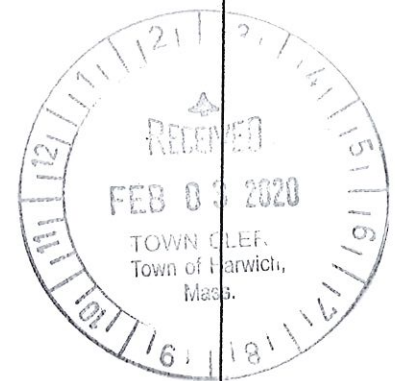
7/8" x 12" BOLT SS 36" O.P.
W/ 3" x 3" x 1/4" SQ WASHERS
6 TO 12" FROM SILL PLATE
TYPICAL

FOUNDATION PLAN

1/2" = 1'-0"



2/1/2020



OWNER	J.P.S. ADVERTISEMENTS, LLC.		
ADDRESS	344 RT 28 STATION RD HARWICH		
SCALE	1/2" = 1'-0"	DESIGNED BY	FRANK D. CIAMBRIELLO
DATE	2-1-20	BSA	BOSTON SOCIETY OF ARCHITECTS, PROFESSIONAL AFFILIATE AMERICAN INSTITUTE OF ARCHITECTS
		508.385.2266 OFFICE/FAX	
		774.353.6329 CELL	
		FACIAM@COMCAST.NET	
		302 SETUCKET ROAD	
		DENNIS, MA 01918	
FOUNDATION PLAN		DWG. NO.	2014

*Memorandum from
Charleen Greenhalgh, Town Planner
Town of Harwich*

AGENDA ITEMS: II.B

September 29, 2020

To: Planning Board
From: Charleen Greenhalgh
Re: PB2020-24 195 Queen Anne Road LLC

This is a new public hearing, which must be opened on October 6, 2020 as advertised and noticed.

The Applicant has requested a continuance of this hearing to October 27, 2020, please refer to the attached.

Recommended Motion: Move to continue the public hearing for case PB2020-24 195 Queen Anne Road LLC to October 27, 2020 not earlier than 6:30 pm.

Charleen Greenhalgh

From: downcape@downcape.com
Sent: Monday, September 28, 2020 4:19 PM
To: Charleen Greenhalgh
Cc: Priscilla@downcape.com; 'George McLaughlin, III'
Subject: Harwich Planning Board Case PB2020-24 -

TO: Planning Board Members

RE: #195 Queen Anne Road, Harwich, MA Case #PB2020-24

We would appreciate a continuance on this matter from Oct. 6th to the October 27th Planning Board hearing.

We would request that no testimony be taken Oct. 6th to avoid quorum issues.

The reason for continuance is to allow full staff review of recently submitted supplemental information.

Thank you for your assistance,

Daniel A. Ojala PE, PLS
[down cape engineering, inc.](http://downcapeengineering.com)
939 Main St. Yarmouthport, MA
1-508-362-4541 x106
1-508-362-9880 fax
downcape@downcape.com

**HARWICH PLANNING BOARD
HARWICH TOWN HALL - 732 MAIN STREET, HARWICH
VIA REMOTE PARTICIPATION GoToMeeting.com
TUESDAY SEPTEMBER 22, 2020 – 6:30 PM
MEETING MINUTES**

BOARD MEMBERS PRESENT: Chairman, Duncan Berry; Vice-Chairman, Allan Peterson; David Harris; Mary Maslowski; William Stoltz; and Craig Chadwick, were all present via remote participation. Joe McParland arrived remotely at 6:37 PM.

BOARD MEMBERS ABSENT: Arthur Rouse.

OTHERS PRESENT: Charleen Greenhalgh; Katie Tenaglia; Cyndi Williams; Patricia Tworek; Jon Chorey, Elisabeth Kellam and Sarah Korjeff.

CALL TO ORDER - 6:34 PM by Chairman Berry with a quorum present.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen or view this meeting while in progress may do so by logging in or calling in as specified above on this agenda.

Chairman Berry opened the first zoning amendment public hearing at 6:38 PM

To see if the Town will vote to amend the Town's Zoning Bylaw by establishing a new Article XXIV – West Harwich Special District and other related changes to §§325-2, -3 and -4, including a new Overlay Map.

Chairman Berry briefly explained the proposed amendment. He also stated that all members of the public will have an opportunity to speak.

Mrs. Greenhalgh further introduced the proposal. She stated that the Board has seen this several times, but this is the public hearing opened to the public. She then explained the background, and stated that the Board of Selectmen supported the public hearing process. Board of Health unanimously voted to approve this, as did the Conservation Commission. The Cape Cod Commission voted that this conforms to the guidelines established in the County ordinance. This amendment creates statutory purpose and applicability. It also establishes two new definitions, one for historic structure, and one for principal building facade. This provides permissible uses within the district, and additional uses within historic structures. This also provides special permit uses. Any use that is not strictly listed is prohibited. There is a provision for no use variances. Mrs. Greenhalgh continued to review the sections of the Bylaw and requirements and review standards, as well as the map.

Patricia Tworek stated that she attended many of the meetings since this began, but she comes before the Board tonight as the president of the Board of Trustees at Chase Library. The zoning bylaw changes proposed are a blessing to this area of west Harwich. There are so many historic properties in this area. They are looking forward to this passing so west Harwich can retain its traditional historic fabric. Traditional and small scale development is something they look forward to. She continued to express her gratitude to the Planning Board, Charleen Greenhalgh, and Sarah Korjeff.

No further comments from the public were made.

Ms. Maslowski stated that she supported a vote to recommend this to Town meeting. This was a daunting task over the last year, and she would love to see this go forward for approval.

Mrs. Greenhalgh stated that this is on town meeting warrant. Town meeting is this Saturday, September 26th at 10 am at the Monomoy Regional High School Football field. Chairs will be provided, socially distanced. This is article 23 on the warrant. It does require a 2/3 vote to pass.

Mr. Harris made the motion to close the public hearing at 6:52 PM, seconded by Mr. McParland, unanimously so voted via roll call 7-0-0.

Ms. Maslowski made the motion to approve the proposed zoning amendment for the West Harwich Special District and recommend it to the Town Meeting, seconded by Mr. Harris, unanimously so voted 7-0-0 via roll call vote.

Chairman Berry opened the second zoning amendment public hearing at 6:55 PM.

To see if the Town will vote to amend the Code of the Town of Harwich as it relates to Multifamily.

Mrs. Greenhalgh explained the proposal. The Board has seen this proposal on a number of occasions, but tonight is for the public to weigh in. The Bylaw does a number of things. The way the Bylaw is currently written, multifamily regulations are scattered throughout. She continued to explain the various current districts, and requirements. This proposed bylaw addresses these issues, and explained the new requirements. She also reviewed the proposed changes and sections. Mrs. Greenhalgh mentioned that 40B developments are through the Zoning Board of Appeals, and this amendment has nothing to do with a certain proposal that has not been filed with the Town.

No Public Comments were made.

No comments from the Board were made.

Mrs. Greenhalgh reminded everyone that this will be on Town meeting warrant and again requires a 2/3 vote to pass.

Mr. McParland moved to close the public hearing at 7:02 PM, seconded by Mr. Harris, unanimously so voted 7-0-0 via roll call vote.

Ms. Maslowski moved that the planning Board approve the proposed zoning amendment for Multifamily and recommend it to the Town Meeting, seconded by Mr. McParland, unanimously so voted 7-0-0 via roll call vote.

MEETING MINUTES: September 10, 2020

Mr. McParland made the motion to adopt the minutes from August 25, 2020, seconded by Vice-Chairman Peterson, unanimously so voted via roll call 7-0-0.

OLD BUSINESS: None.

BRIEFINGS AND REPORTS BY BOARD MEMBERS:

Chairman Berry asked for clarification on the Board responsibility during Town Meeting, which was explained by Mr. McParland and Mrs. Greenhalgh.

Mr. McParland congratulated Ms. Maslowski on her new appointment as the new Yarmouth Town Clerk.

Chairman Berry expressed gratitude to Mrs. Greenhalgh.

Ms. Maslowski updated the Board that CPC will be voting on last year's applications, and October 30st will begin the next round applications. They will be looked at in November and December.

ANNOUCEMENT: Town Meeting Saturday, September 26, 2020 10 am at the Monomoy Regional High School Football Field.

ADJOURNMENT:

Vice Chairman Peterson made the motion to adjourn at 7:12 PM, seconded by Mr. McParland, unanimously so voted via roll call.

Respectfully Submitted,
Kathleen A. Tenaglia, Board Secretary

Adopted:

HARWICH PLANNING BOARD
75 Oak Street, Monomoy Regional High School Football Field
By the Bleachers – Annual Town Meeting
Saturday, SEPTEMBER 26, 2020 – 9:00am
MEETING MINUTES

BOARD MEMBERS PRESENT: Chairman, Duncan Berry; Vice-Chairman, Allan Peterson; David Harris (departed at (10am); Mary Maslowski; Joe McParland arrived approximately 11am.

BOARD MEMBERS ABSENT: Craig Chadwick, Bill Stoltz and Arthur Rouse.

OTHERS PRESENT: Charleen Greenhalgh

CALL TO ORDER – 9:05 AM by Chairman Berry with a quorum present.

The purpose of the meeting was to convene the Planning Board in the event that a discussion and/or vote of the Planning Board was required during the Annual Town Meeting.

No such discussion or vote was needed.

ADJOURNMENT:

The meeting was adjourned at the end of the Annual Town Meeting, at approximately 1:30 pm.

Respectfully Submitted,
Charleen Greenhalgh, Town Planner

Adopted:

*Memorandum from
Charleen Greenhalgh, Town Planner
Town of Harwich*

AGENDA ITEM III.A.2

September 29, 2020

To: Planning Board
From: Charleen Greenhalgh, Town Planner
Re: PB2008-03 - Littlefield Pond Road – Cash Surety Release Request

On September 10, 2020 Mark Giarrusso, President of Hybrid Built Home submitted a request for a release of the remaining cash surety (\$2,000.00) for Littlefield Pond Road. The Board has 45-days to act on a request for such a release once it is stamped in with the Town Clerk; however, this request was not stamped in with the Town Clerk until September 29, 2020. Please note that tolling on times in which the Board has to act are still in effect do to the COVID Emergency.

All that being said, the Town Engineer did complete an inspection of the road, please see his attached email. He does not recommend that the funds be released at this time as there is still work to be completed. I concur with his recommendation and offer the following proposed motion.

MOTION: Move to deny the request for the release of the remaining cash surety for Littlefield Pond Road, Case PB2003-8-03, as the work has not been completed in conformity with approved plans or the Planning Board Rules and Regulations based on the September 28, 2020 email from Town Engineer Griffin Ryder to Town Planner Charleen Greenhalgh.

Charleen Greenhalgh

From: Griffin Ryder
Sent: Monday, September 28, 2020 11:18 AM
To: Elaine Banta
Cc: Charleen Greenhalgh
Subject: Littlefield Pond Road Engineering Review

Hi Charleen & Elaine-

I performed site visits on 9/24 & 9/28 to review the progress of the Littlefield Pond Road subdivision. During my site visits I noted the following items that have yet to be completed:

- The landscaped cul-de-sac island has not been loamed and seeded. The island is overgrown with weeds.
- There is sediment along the roadside edges that should be swept and disposed of.
- There is a trailer loaded with construction supplies/debris parked in the Fish and Game Drive extension Right-Of-Way to the north of Lot 7 that should be removed.
- The disturbed area surrounding the trailer should be restored (loam and seeded).
- The roadside edge along the northern portion of lot 7 and across the street along lot 12 appears to be overgrown with weeds. It's hard to tell if this area was loamed and seeded, the grass seed doesn't appear to have been established in these areas.

I recommend that the financial surety for this subdivision be withheld until the work described above has been completed.

Please let me know if you have any questions or would like to discuss.

Thank you,

Griffin

Griffin Ryder, P.E.
Town Engineer
Town of Harwich

From: Elaine Banta
Sent: Monday, September 14, 2020 10:11 AM
To: Griffin Ryder <gryder@town.harwich.ma.us>
Cc: Charleen Greenhalgh <cgreenhalgh@town.harwich.ma.us>
Subject: Packet Final InspectionRequest-Engineer.pdf

Hi Griffin,

This is a request for the final release of monies held back for the Littlefield subdivision. We will take the request at our October 6, 2020 meeting.

Thanks.

Elaine Banta
Planning Assistant | 508-430-7511

2021 Harwich Planning Board Schedule*

Hearing/Meetings are held at 6:30pm

Applications, Forms, and Fee Schedule and the Code of Town of Harwich (including zoning and Rules and Regulations) are available on the Planning Department Home Page

www.harwich-ma.gov

<u>HEARING/MEETING DATE</u> Tuesday of month unless noted	<u>FILING DEADLINE</u> (Tuesday at 3 pm, unless noted)
January 12, 2021	December 8, 2020
January 26, 2021	December 22, 2020
February 9, 2021	January 5, 2021
February 23, 2021	January 19, 2021
March 9, 2021	February 2, 2021
March 23, 2021	February 16, 2021
April 13, 2021	March 9, 2021
April 27, 2021	March 23, 2021
May 11, 2021	April 6, 2021
May 25, 2021	April 20, 2021
June 8, 2021	May 4, 2021
June 22, 2021	May 18, 2021
July 13, 2021	June 8, 2021
July 27, 2021	June 22, 2021
August 10, 2021	July 6, 2021
August 24, 2021	July 20, 2021
September 14, 2021	August 10, 2021
September 28, 2021	August 24, 2021
October 14, 2021 (Thursday)	September 7, 2021
October 26, 2021	September 21, 2021
November 9, 2021	October 5, 2021
November 30, 2021	October 26, 2021
December 14, 2021	November 9, 2021
December 28, 2021	November 23, 2021

* Applications requiring public hearings are subject to this schedule and include **Site Plans, Special Permits, Site Plan Waiver and Definitive Plans**

All other applications (not requiring a public hearing) are not subject to this filing deadline schedule; **HOWEVER**, they must be filed **no less than 10-days prior** to a scheduled meeting. Applications will be scheduled accordingly and include **Preliminary Plans, Approval Not Required Plans (ANR), Informal Discussions, Waiver of Site Plan Requests**, etc.

For appointments and requests for accommodations, please call **508-430-7511** or

E-mail ebanta@town.harwich.ma.us

Incomplete application packets may result in delays. Schedule subject to change.