

Harwich Planning Board Agenda
Thursday, December 17, 2020 – 6:30 PM
Griffin Room, Town Hall, 732 Main Street, Harwich

This meeting will be held **VIA REMOTE PARTICIPATION ONLY**.
Access is available through GoToMeeting.com and live broadcast on Channel 18*

Please join my meeting from your computer, tablet or smartphone.

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Access Code: 498-931-357

- 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. **PB2020-30 Starlight 4 LLLP, owners**, William D. Crowell, Esq., representative, seeks approval of a Use Special Permit with waivers for a residential accessory structure with bedrooms. The application is pursuant to the Code of the Town of Harwich §§325-09 and -51. The property is located at 14 Woodland Road, Map 14, Parcel X2-2, in the R-L zoning district.
- B. **PB2020-31 711 Main Street LLC, Saumil Patel, manager**, seeks approval to modify Site Plan Review Special Permit PB2019-18 to reduce the number of existing parking spaces by one (1) to accommodate the installation of an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 711 Main Street, Map 41, Parcel D8, in the C-V and Harwich Center Overlay zoning districts. ***Please note: the applicant has requested a continuance to 1/12/2021***
- C. *Continuance:* **PB2020-26 The Royal Apartments LLC, as owner**, Benjamin E. Zender, Esq., Representative, seeks approval of Special Permits for Multifamily Use and Site Plan Review for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.Q (approved at the 9-26-2020 Town Meeting) and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L zoning district. ***Hearing continued from 11/19/20. Please note: the applicant has requested a continuance to 1/12/2021***
- D. *Continuance:* **PB2020-27 NextGrid, Inc., as applicant**, Brian G. Yergatian, P.E., as representative, and Steven Clark, as owner, seek approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at property located at 0 Depot Road, Map 64, Parcel S-1 in the R-R zoning district. The property is only accessible via Mill Hill Road, Chatham. ***Hearing continued from 11/19/2020. Please note: the applicant has requested a continuance to 1/12/2021***

III. PUBLIC MEETING**

- A. New Business:
1. **Minutes:** December 1, 2020
 2. **PB2018-13 & PB2020-12 Eastward MBT LLC** - Request for Town Snow Plowing Bascom Hollow
 3. **2020 Annual Report**
- B. Old Business:
1. **West Harwich DCPC** - Continued discussion on Design Guidelines

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, January 12, 2021.

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, Interim Town Planner
Date: December 8, 2020
Re: Staff Report - Use Special Permit: Accessory Structure with Bedrooms

PB2020-30 Starlight 4 LLLP, owners, William D. Crowell, Esq., representative, seeks approval of a Use Special Permit with waivers for a residential accessory structure with bedrooms. The application is pursuant to the Code of the Town of Harwich §§325-09 and -51. The property is located at 14 Woodland Road, Map 14, Parcel X2-2, in the R-L zoning district.

The hearing on this matter is scheduled for Thursday, December 17, 2020, not sooner than 6:30 P.M. Abutters were notified via certified mail on December 3, 2020.

Description:

The applicant seeks approval for two (2) bedrooms within an addition proposed for an existing detached accessory building which already contains two (2) bedrooms. The applicant provided an application packet of the proposed project. The application and plans were filed with the Town Clerk on October 27, 2020 and includes the following:

1. Form A Planning Board Application.
2. A project description/narrative, with waiver request.
3. Owner Authorization.
4. Filing Fee - \$525.
5. Municipal Lien Certificate.
6. Site & Sewage Disposal System Plan, 14 Woodland Road, Harwichport, MA, prepared for Wong Residence, scale 1" = 20', dated 9/4/2020, prepared by J.M. O'Reilly & Associates, Inc.
7. Set of Building Plans, prepared for Mark & Jackie Wong, 14 Woodland Road, Harwich Port, MA, prepared by Encore Design-Remodel, dated 10/8/2020, as follows:
 - a. Sheet A0.0 – Title Page
 - b. Sheet A0.1 - Proposed site Plan by Others
 - c. Sheet A1.1 – Existing and Proposed Foundation Plans
 - d. Sheet A1.2 – Existing and Proposed First Floor Plans
 - e. Sheet A1.3 – Existing and Proposed Second Floor Plans
 - f. Sheet A1.4 – Existing and Proposed Roof Plans
 - g. Sheet A2.1 – Existing and Proposed Front Elevations
 - h. Sheet A2.2 – Existing and Proposed Left Elevations
 - i. Sheet A2.3 - Existing and Proposed Rear Elevations
 - j. Sheet A2.4 – Existing and Proposed Right Elevations

MGL Reference and Planning Board Jurisdiction

Pursuant to MGL c.40 A, §9 the Planning Board must, within 65 days of submission of application for a special permit hold a public hearing. The decision of the Planning Board shall take place within 90 days following the close of the public hearing. Further, a special permit issued shall require a two-thirds vote of the Board. The Planning Board has jurisdiction to the review this application pursuant to the Code of the Town of Harwich §§ 325-13 (Use Table), 325-14(Q) and 325-51. The 65th day would be December 31, 2020.

For the Boards information, due to the emergency order issued March 10, 2020, there is a stay/toll on the time, which expires December 1, 2020. This does not effect this application.

Waivers Requested

The applicant seeks waivers of any and all commercial or residential requirements of the Bylaw that are not applicable to this Petition.

Comments from other Boards, Departments, Committees:

Health Department: No issues or concerns with proposal as shown. Note: If the Planning Board approves the plan, then the new septic system must be installed prior to Certificate of Occupancy issuance.

Fire and Police Department: No issues

DPW: No concerns

Engineer:

Planning Staff Comments:

1. No issues or concerns with the application as submitted.
2. The following conditions are recommended:
 - a. The accessory structure is not an accessory apartment pursuant to §325-2 Word Usage and Definitions “Dwelling, Single-family with Accessory Apartment” and shall not contain a kitchen.
 - b. All Board of Health requirements shall be met, including that a new septic system must be installed prior to Certificate of Occupancy issuance.
 - c. There shall be no rental or letting of these bedrooms.
 - d. Any changes of the use or changes to the plan may be subject to further Planning Board review.
 - e. The special permit decision shall be recorded at the Registry of Deeds.

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 **PB2020-30 Starlight 4 LLLP**, to no earlier than 6:30 pm on _____ (Next Meeting Dates: *Jan. 12, Jan. 26*) for the following reason(s): *Need to provide reasons for the continuance...additional information...take under advisement.*

IF THE BOARD IS READY TO CLOSE THE HEARING AND VOTE

I. Motion to Close the Public Hearing

II. Vote on Waivers:

Motion to waive any and all commercial or residential requirements of the Bylaw that are not applicable to this Petition.

III. Vote on Findings of Facts

Motion to adopt the following findings of fact:

1. The property is located within the R-L Zoning District.
2. The use is consistent with the Zoning Code and will not adversely affect the neighborhood.
3. The site is an appropriate location for such use.
4. The accessory structure shall not contain a stove and therefore is not a kitchen and is not an accessory apartment as defined in §325-2 Word Usage and Definitions “Dwelling, Single-family with Accessory Apartment”.
5. The proposed parking area will provide sufficient off street parking which meets the minimum requirements of Town Code and as such, there will be no nuisance or serious hazard to vehicles or pedestrians.

IV. Vote – Special Permit - A vote by at least five members of the Planning Board is required.

A. Move to **approve with conditions and waivers** the Use Special Permit for PB2020-30 Starlight 4 LLLP, for a residential accessory structure with two (2) additional bedrooms, pursuant to the Code of the Town of Harwich §§325-09 and -51 for property located at 14 Woodland Road, Map 14, Parcel X2-2, in the R-L zoning district. The approval is based on the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich with the above findings and following conditions:

1. The accessory structure is not an Accessory Apartment pursuant to §325-2 Word Usage and Definitions “Dwelling, Single-family with Accessory Apartment” and shall not contain a kitchen.
2. All Board of Health requirements shall be met, including that a new septic system must be installed prior to Certificate of Occupancy issuance.
3. There shall be no rental or letting of these bedrooms.
4. Any changes of the use or changes to the plan may be subject to further Planning Board review.
5. The special permit decision shall be recorded at the Registry of Deeds.

B. Move to **deny** the Use Special Permit and waivers for PB2020-30 Starlight 4 LLLP, for a residential accessory structure with two (2) additional bedrooms, pursuant to the Code of the Town of Harwich §§325-09 and -51 for property located at 14 Woodland Road, Map 14, Parcel X2-2, in the R-L zoning district. The denial 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: *(Need to list or note which requirements/criteria are not being met).*

TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION



TO THE TOWN CLERK, HARWICH, MA

DATE _____

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	STARLIGHT 4 LLLP
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	WM.D. CROWELL, ESQ.
Mailing address	466 MAIN ST.
Town, ST, Zip	HARWICHPORT, MA 02646
Phone	508-432-1643
Fax	508-430-0631
E-mail	WCROWELL.OFFICE1@COMCAST.NET

The applicant is one of the following: (please check appropriate box)

- ☐ Owner ☐ Prospective Buyer* ☒ Representative for Owner/Tenant/Buyer*
☐ Tenant* ☐ Other*

***Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.**

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

Authorization

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

Applicant

[Signature] for Starlight 4 LLLP

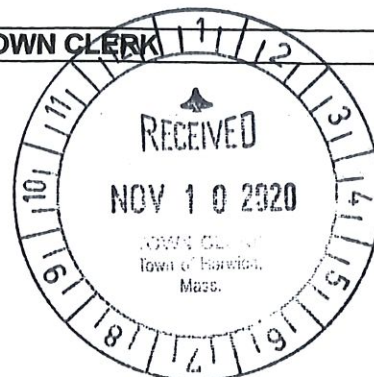
Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

PB 2020-30



PART B – PROJECT LOCATION

Legal Street Address	14 WOODLAND RD	Village/Zip Code	02646
Title Book/Page or L.C.C. #	B 11439 P 172		
Map(s) / Parcel(s)	MAP 14 PCL X2-2		
Zoning & Overlay Districts	R-L	*Historic?	No
Frontage (linear feet)	0		
Total land area (s.f.)	25,745		
Upland (s.f.)	25,745	Wetlands (s.f.)	NONE

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross:	Net:
Proposed Floor Area in Sq. Ft	Gross:	Net:
Change in Sq. Ft + / -	Gross:	Net:
Existing # of parking spaces	Proposed # of parking spaces:	
Existing Use(s)		
Proposed Use(s)	SEE ATTACHED	
<i>Attach a separate narrative if necessary.</i>		

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

Site Plan Review § 325-55:

- ☐ Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- ☐ Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- ☐ Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- ☐ Establishment of any new retail use(s) in the Industrial (IL) Zone.
- ☐ Waiver of Site Plan § 325-55.F

Article V, Use Regulations:

- ☒ Paragraph I, sub-paragraph # 1b ☐ Paragraph _____, sub-paragraph # _____
- ☐ Paragraph _____, sub-paragraph # _____, supplemental regulation # _____ § 325-14

Article X, Special Permits:

- ☐ Structures w/ gross floor area of 7,500+ s.f. § 325-51
- ☐ Structures requiring 20 or more new parking spaces § 325-51
- ☐ Accessory Apt./Shared Elderly Housing § 325-51.H ☐ Mixed Use § 325-51.M
- ☐ Drinking Water Resource Protection § 325-51.C ☐ Two Family § 325-51.N
- ☐ Village Commercial, Harwich Port § 325-51.L ☐ *Harwich Center Overlay § 325-51.O
- ☐ Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

Other Special Permits:

- ☐ Six Ponds Special District - Article XVI
 - ☐ Wind Energy Systems - Article XVIII ☐ Large Scale Wind Generation – Article XIX
 - ☒ Other (i.e. Alternate Access § 325-18.P, Special Cases § 325-44.B) **DETACHED RES. ACCESS. STRUCTURE**
 - ☐ Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan **BY BEDROOMS (4)**
- submitted to the Planning Board on _____ Year/Case # _____

**Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*

September 2011

The Petitioner has an existing garage with two (2) bedrooms above on the second floor that was constructed in 2013 prior to the change in the By-Law that now requires a Special Permit from the Planning Board for a detached residential accessory structure with bedrooms. The Petitioner now seeks to expand said existing structure by converting the first floor to additional habitable space and constructing an attached garage on the southerly side with an additional two (2) bedrooms on the second floor of said garage, for a total of four (4) bedrooms.

The existing structure and the proposed addition meet the required setbacks and will be below the maximum building coverage and site coverage requirements as per the Zoning Table on the Site and Sewage Disposal System Plan by J.M. O'Reilly & Associates, Inc. dated September 4, 2020 filed herewith. The proposed use will not adversely affect the neighborhood, the site is an appropriate location for the use, there will be no nuisance or serious hazard to vehicles or pedestrians, and adequate and appropriate facilities are provided for the proper operation of the proposed use.

The Petitioners hereby request Administrative Waivers of any and all commercial or residential requirements of the Bylaw that are not applicable to this Petition.



DRAWING INDEX

- GENERAL
- A0.0 TITLE PAGE
 - A0.1 SITE PLAN
- CONSTRUCTION PLANS
- A1.1 EXISTING AND PROPOSED FOUNDATION PLAN
 - A1.2 EXISTING AND PROPOSED 1ST FLOOR PLAN
 - A1.3 EXISTING AND PROPOSED 2ND FLOOR PLAN
 - A1.4 EXISTING AND PROPOSED ROOF PLAN

- ELEVATIONS AND SECTIONS
- A2.1 EXISTING AND PROPOSED FRONT ELEVATION
 - A2.2 EXISTING AND PROPOSED LEFT ELEVATION
 - A2.3 EXISTING AND PROPOSED REAR ELEVATION
 - A2.4 EXISTING AND PROPOSED RIGHT ELEVATION
 - A2.5 PROPOSED BUILDING SECTIONS A-B

- SCHEDULES
- A3.1 PROPOSED WINDOW AND DOOR SCHEDULES

- FINISH PLANS AND INTERIOR ELEVATIONS
- A4.1 PROPOSED FIRST FLOOR AND SECOND FLOOR FINISH PLANS
 - A4.2 PROPOSED INTERIOR ELEVATIONS

- BUILDING DETAILS
- AD1 PROPOSED BUILDING DETAILS A-J

- FRAMING PLANS
- S1 PROPOSED FIRST FLOOR FRAMING PLAN
 - S2 PROPOSED SECOND FLOOR FRAMING PLAN
 - S3 PROPOSED SECOND FLOOR CEILING AND ROOF FRAMING PLAN

DESIGN/BUILD FIRM



GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
- 2. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- 3. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES AND NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL EXISTING DIMENSIONS ARE TO THE FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- 4. GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS.
- 5. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AN OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.

THE RENDERINGS ARE FOR VISUALIZATION PURPOSES ONLY - MAY DIFFER SLIGHTLY FROM ACTUAL



EXISTING ACCESSORY DWELLING FRONT RENDERING



PROPOSED ACCESSORY DWELLING FRONT RENDERING

PROPOSED SITE: 14 WOODLAND ROAD,
HARWICH PORT, MA 02646

SCOPE OF WORK

ADD A 1ST FLOOR MASTER BEDROOM WITH OFFICE AND BATHROOM, ADD A 2ND FLOOR BEDROOM AND BATHROOM .

APPLICABLE CODES

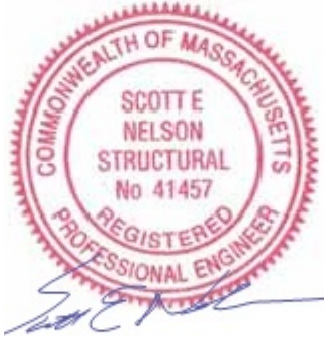
- BUILDING CODE: 2015 IRC WITH 780 CMR NINTH EDITION MASSACHUSETTS AMENDMENTS
- ENERGY CODE: RESCHECK, BBRS STRETCH CODE

STRUCTURAL ENGINEER



Assumptions & Design Criteria
To be applied as needed on a member by member basis

- 1. Building Design Code Reference
 - a. Massachusetts Building Code – 9th Edition + Amendments
- 2. Building Design Loads Used
 - a. Dead Loads
 - i. Roof Framing - 20 psf
 - ii. Attic Framing - 10 psf
 - iii. Floor Framing - 15 psf
 - iv. Wall Framing - 15 psf
 - b. Live Loads (Per ASCE 07 and Mass Bldg Code 9th Edition)
 - i. Attic Loading
 - 1. Minimum no storage - 20 psf
 - ii. Floor Loading - 40 psf
 - iii. Rafter loading (Pg) - 25 psf
 - 1. .
- 3. Design Criteria Used
 - a. Deflection
 - i. Total Load Deflection - L/360
 - ii. Live Load Deflection - L/480 or L/360 as noted
- 4. Specified Materials
 - a. Misc. Members and Posts (if specified)
 - i. Sawn Lumber: Spruce Pine Fir #1/2
 - ii. Engineered Lumber: VersaLAM or Equal
 - iii. Support Posts: As Noted



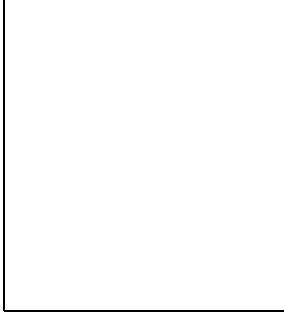
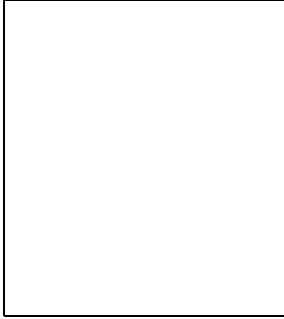
DESIGN/BUILD FIRM

encore

DESIGN | REMODEL

103 Main Street
Dennisport, MA 02639

(508) 760-8900
encoreco.com



STRUCTURAL ENGINEER

Structural Response, LLC

Professional Engineering Services

www.structuralresponse.com

Scott Nelson, PE

(978) 866-4249



SHEET TITLE:

TITLE PAGE

PROJECT ADDRESS:

MARK & JACKIE WONG

14 Woodland Road,

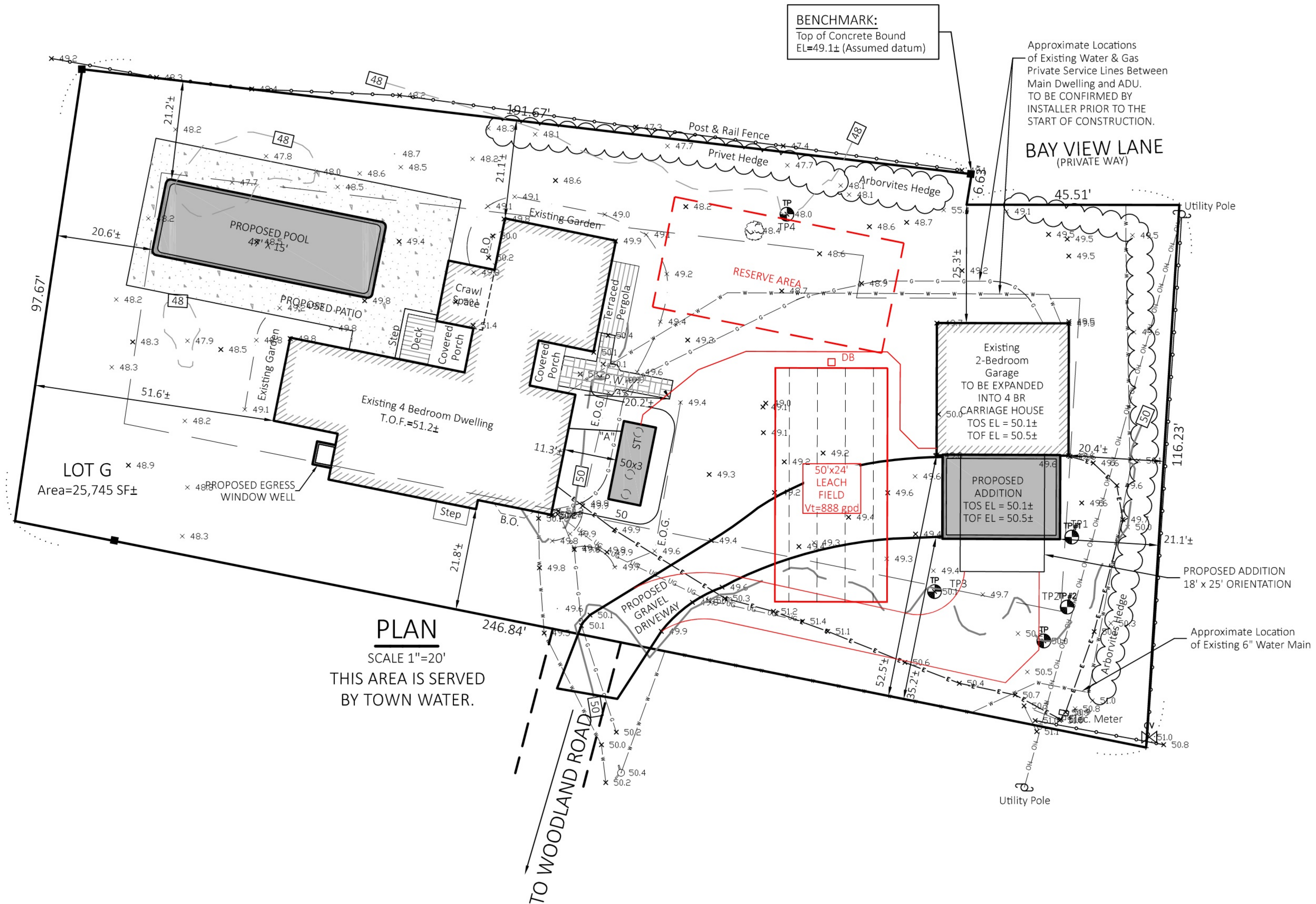
Harwich Port, MA 02646

REV. DATE:

10/8/2020

SHEET:

A0.0



PROPOSED SITE PLAN
NO SCALE

DESIGN/BUILD FIRM
encore
Design | Renovate
103 Main Street
Dennisport, MA 02639
(508) 760-8900
encoreco.com

STRUCTURAL ENGINEER
Structural Response, LLC
Structural Engineering Services
103 Main Street
Dennisport, MA 02639
Scott Nelson, PE
(978) 866-4249



SHEET TITLE:
**PROPOSED SITE PLAN BY
OTHERS**

PROJECT ADDRESS:
MARK & JACKIE WONG
14 Woodland Road,
Harwich Port, MA 02646

REV. DATE:
10/8/2020

SHEET:

A0.1

DEMOLITION NOTES: FOUNDATION

- REMOVE PORTION OF CONCRETE WALL. SEE PROPOSED PLAN FOR SIZE AND LOCATION.
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- EXCAVATE AND PREPARE EXISTING FOUNDATION FOR PROPOSED ADDITION.
- REMOVE ALL CONSTRUCTION DEBRIS FROM SITE.

CONSTRUCTION NOTES: FOUNDATION

- SITE WORK:
- EXCAVATE AND BACKFILL FOR NEW GARAGE FOUNDATION.
 - COMPACT FOR GARAGE SLAB
 - ROUGH GRADE UPON COMPLETION

CONCRETE:
FOOTINGS: 24" X 12" CONTINUOUS KEYED FOOTINGS WITH TWO #5 REBARS
FROST WALLS: 46" X 10" WALLS WITH TWO #5 REBARS AT TOP AND BOTTOM WITH ANCHOR BOLTS SIZED AND SPACED AS PER CODE
PATCH THE EXISTING GARAGE FLOOR AFTER UNDER-SLAB PLUMBING IS COMPLETED
CONCRETE FOR FLOOR GARAGE SLAB TO BE 4" OF #3500 MIX STIFF WITH:
FIBER MESH
6 MIL POLYETHYLENE VAPOR BARRIER
1" X 1" STEEL ANGLE IRON AT LIP OF GARAGE DOORS
METAL CONTROL JOINTS OR SCORED JOINTS A MAXIMUM OF TWENTY FEET ON CENTER EACH WAY

MASONRY:
LAY BLOCK TO MATCH FOUNDATION HEIGHT AND PARGE AT BARN DOORS AND TWO GARAGE OVERHEAD DOORS

R403.1.6 FOUNDATION ANCHORAGE.
SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH THIS SECTION.

WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS, WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH A307 OR OTHER APPLICABLE STEEL ANCHOR BOLTS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS, SPACED A MAXIMUM OF 6 FEET (1829 MM) ON CENTER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 MM) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 7 INCHES (178 MM) INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS.

A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES (305 MM) OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318. COLD-FORMED STEEL FRAMING SYSTEMS SHALL BE FASTENED TO WOOD SILL PLATES OR ANCHORED DIRECTLY TO THE FOUNDATION AS REQUIRED IN SECTION R505.3.1 OR R603.3.1.

SEPTIC SYSTEM:
INSTALLATION OF A NEW EIGHT BEDROOM TITLE-V SEPTIC SYSTEM AS PER ENGINEERED PLAN #JMO-6628, DESIGNED BY: J M O'REILLY ASSOCIATES INC. SEPTIC SYSTEM TO BE INSTALLED AS PER THE TOWN AND STATE OF MASSACHUSETTS BOARD OF HEALTH CODE.
APPLICATION FEE FOR SEPTIC PERMIT, INSPECTION AND CERTIFICATION.
PUMP AND REMOVE EXISTING SYSTEM AND DISPOSE OF. REMOVE TREES AS NEEDED AND DISPOSE.
INSTALL SEPTIC SYSTEM AS PER PLAN, INCLUDING TANK, STONE AND PIPING.
SYSTEMS INCLUDES OVER-DIG THAT REQUIRES THE REMOVAL OF UNSUITABLE SOIL AND REPLACE WITH CLEAN SEPTIC FILL. PLACE RISER AND COVER TO WITHIN SIX INCHES OF GRADE. BACKFILL SEPTIC, REMOVE EXCESS FILL AND ROUGH GRADE

FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATIONS ADHERING TO THE HARWICH PORT SETBACKS.

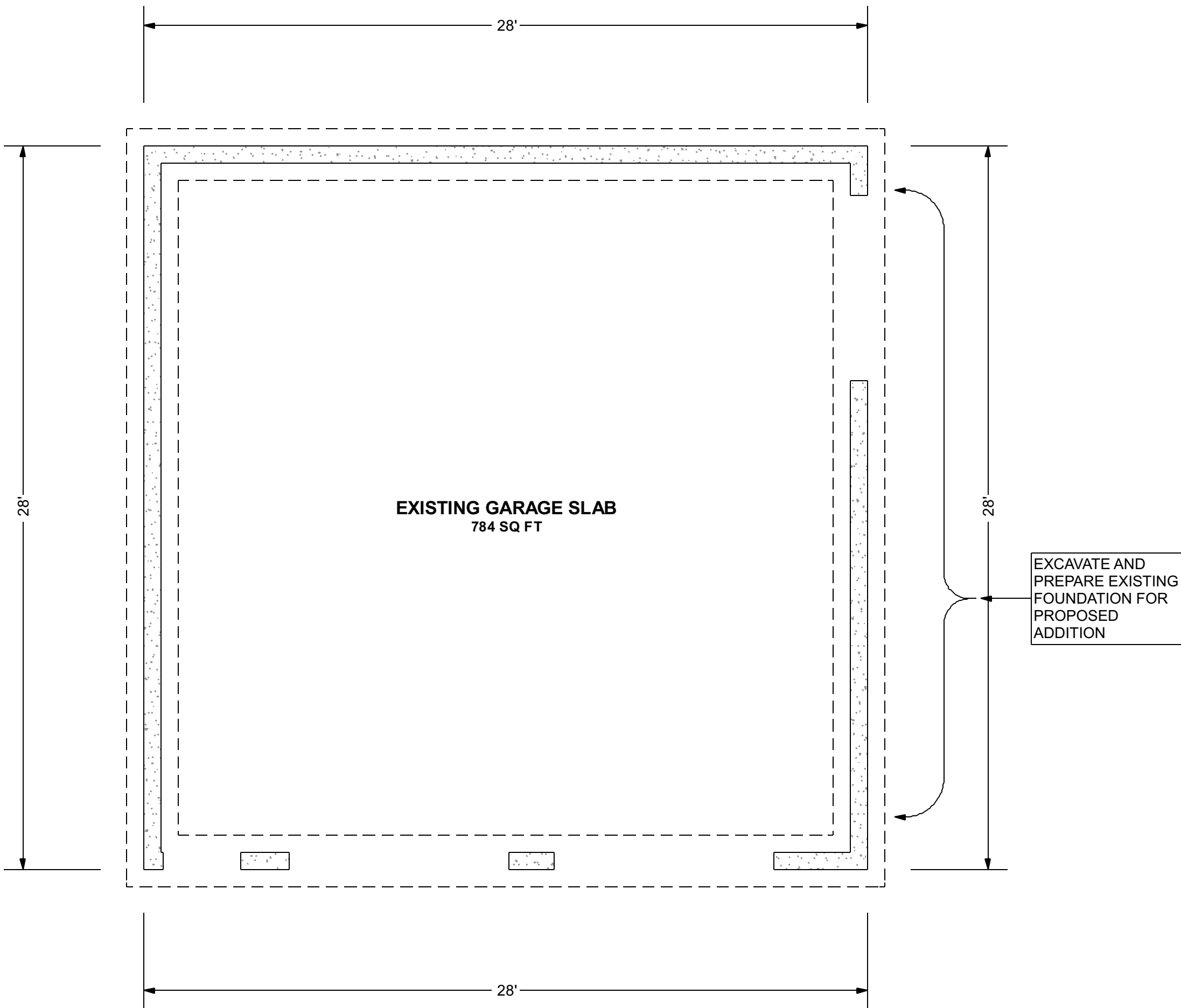
DIMENSIONS:

- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED

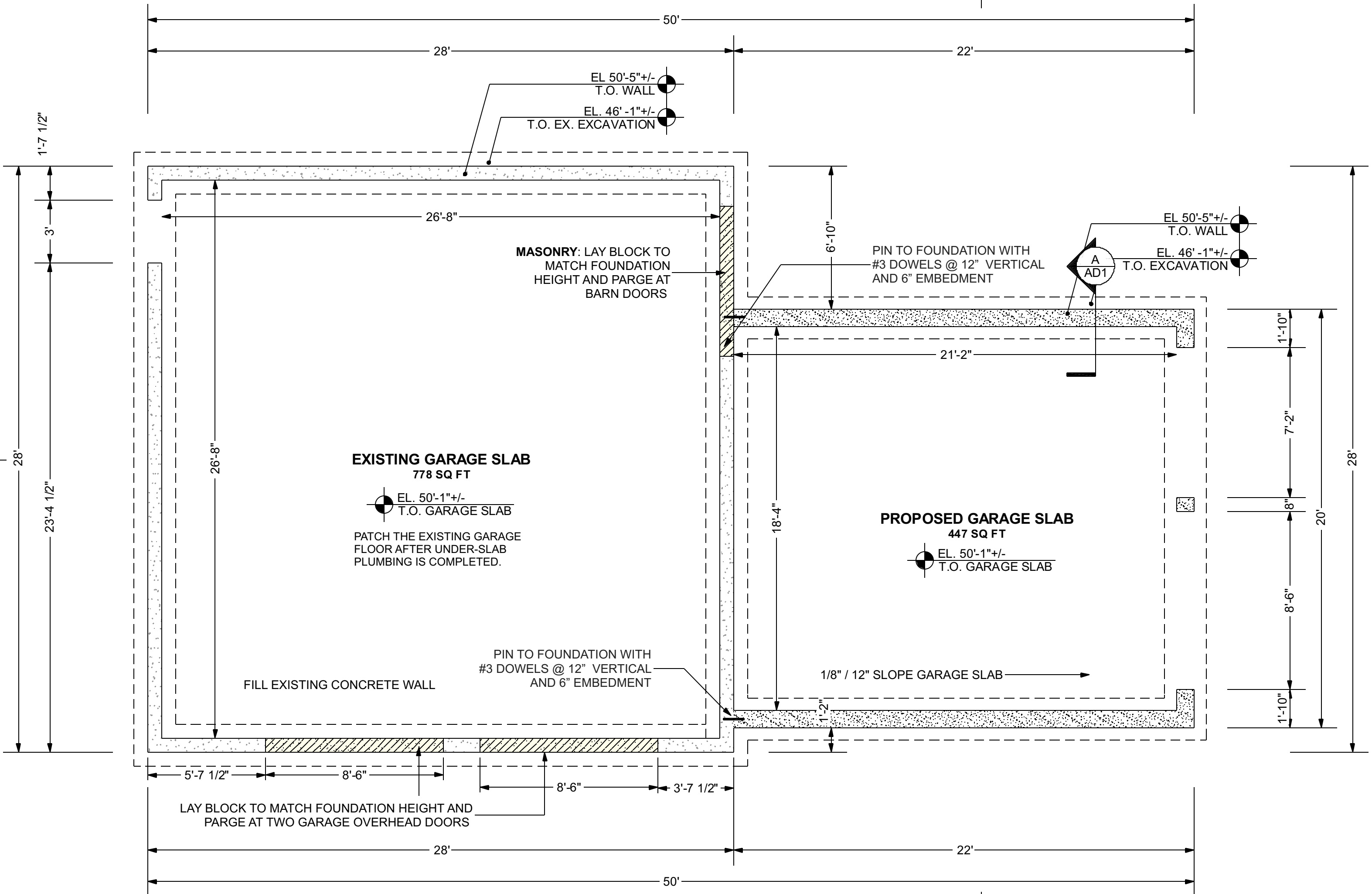
WALL SCHEDULE

PROPOSED WALL SCHEDULE

	10" FOUNDATION WALL
	10" CMU BLOCK WALL
	EXISTING EXTERIOR 2X6 WALL
	PROPOSED EXTERIOR 2X6 WALL
	INTERIOR 2X4 WALL
	INTERIOR 2X6 WALL
	EXTERIOR RAILING



A
A1.1
EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



B
A1.1
PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: FIRST FLOOR

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: FIRST FLOOR

- INSULATION:**
- EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
 - UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

SIDEWALL:
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

PLUMBING:
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED. INSULATION OF EXPOSED HOT WATER PIPING INCLUDED.

R602.3 DESIGN AND CONSTRUCTION.
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

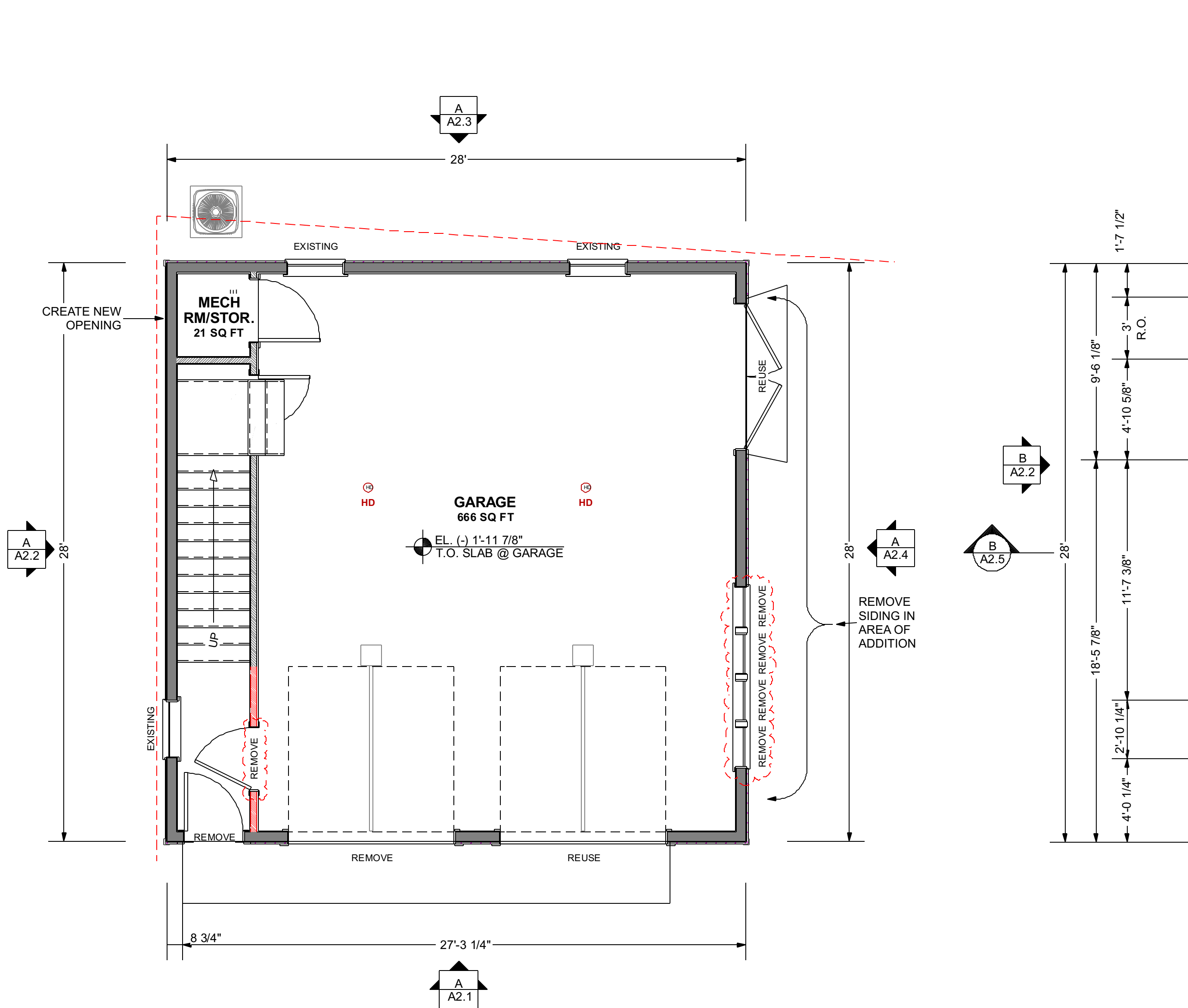
DIMENSIONS:

- ALL EXTERIOR DIMENSIONS ARE TAKEN FROM OUTSIDE OF STUD TO OUTSIDE OF STUD
- ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED

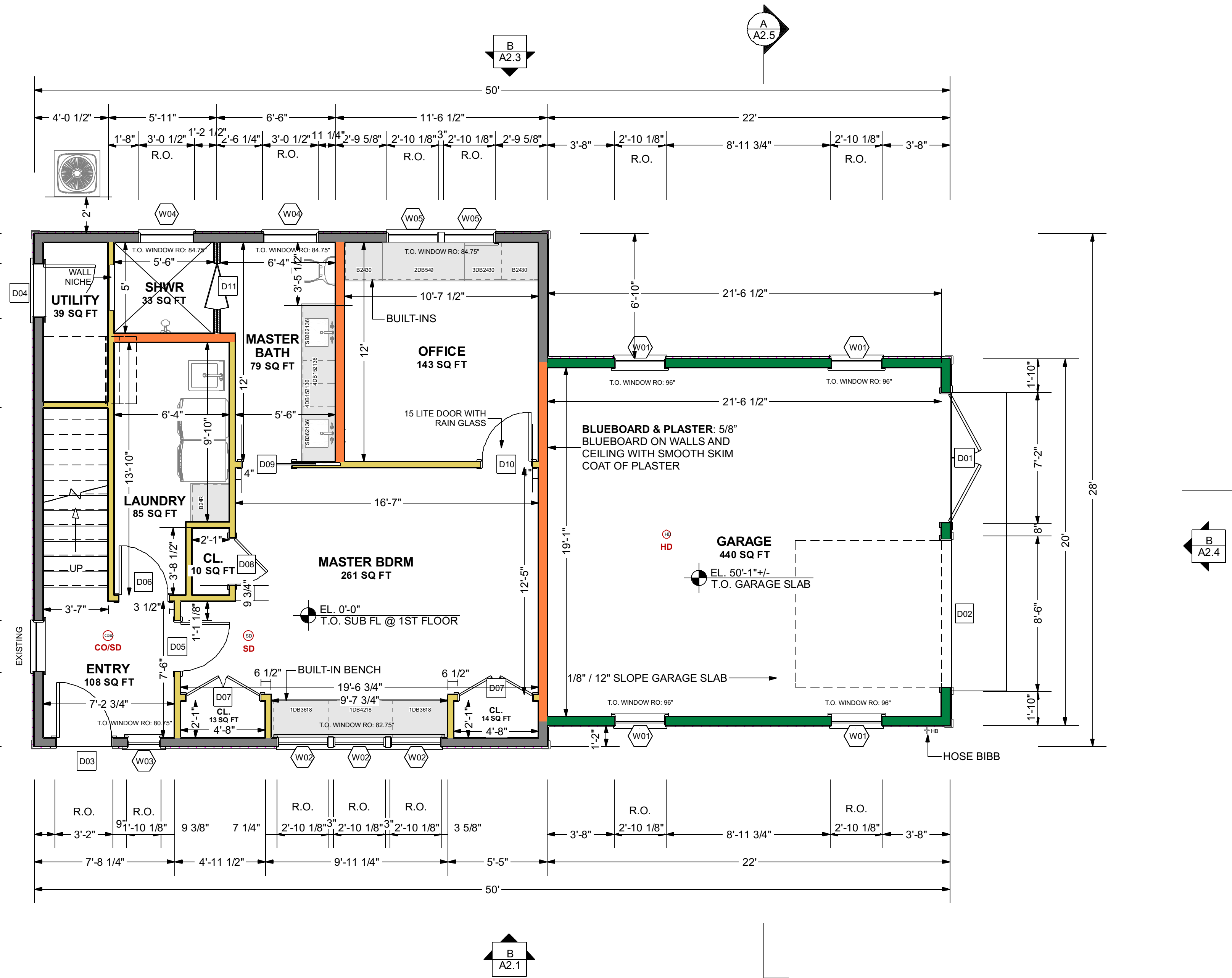
WALL SCHEDULE

PROPOSED WALL SCHEDULE

	10" FOUNDATION WALL
	10" CMU BLOCK WALL
	EXISTING EXTERIOR 2X6 WALL
	PROPOSED EXTERIOR 2X6 WALL
	INTERIOR 2X4 WALL
	INTERIOR 2X6 WALL
	EXTERIOR RAILING



A
A1.2
EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



B
A1.2
PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: SECOND FLOOR

- REMOVE WINDOWS WHERE SPECIFIED
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: SECOND FLOOR

INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

SIDEWALL:
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

PLUMBING:
PROVIDE NEW WATER PIPING, DRAINS AND VENTS AS REQUIRED.
INSULATION OF EXPOSED HOT WATER PIPING INCLUDED.

HVAC:
- SYSTEM 1: EXISTING FURNACE LOCATED IN THE ATTIC
- ZONE 1: SECOND FLOOR
- EXTEND EXISTING ZONE 1 DUCT SYSTEM TO THE NEW SECOND FLOOR AREA
- NO CHANGE TO THE ZONE 1 A/C
- SYSTEM 2: FUJITSU 18RLFCD DUCTED HEAT PUMP AND A/C SYSTEM WITH BACK LIT FUJITSU WALL THERMOSTAT
- ZONE 2: FIRST FLOOR (DUCT SYSTEM FOR THE LOWER LEVEL WILL REQUIRE SOFFIT AT THE REAR OF THE BUILDING THROUGH THE BATHROOM AND OFFICE FROM THE UTILITY SPACE FOR THE SUPPLY AND RETURN. DUCT SIZE FOR THESE DUCTS ARE APPROXIMATELY IS 6 INCH X 36 INCHES)
- DUCT CONNECTIONS FOR BATH FANS AND DRYER INCLUDED.
- HERS TESTING AND RATING NOT INCLUDED IN THE COST
- PERMITS AND INSPECTIONS

R602.3 DESIGN AND CONSTRUCTION.
EXTERIOR WALLS OF WOOD-FRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2) OR IN ACCORDANCE WITH AF&PA'S NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1) THROUGH R602.3(4). STRUCTURAL WALL SHEATHING SHALL BE FASTENED DIRECTLY TO STRUCTURAL FRAMING MEMBERS. EXTERIOR WALL COVERINGS SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3). WOOD STRUCTURAL PANEL SHEATHING USED FOR EXTERIOR WALLS SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3).

STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.







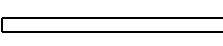
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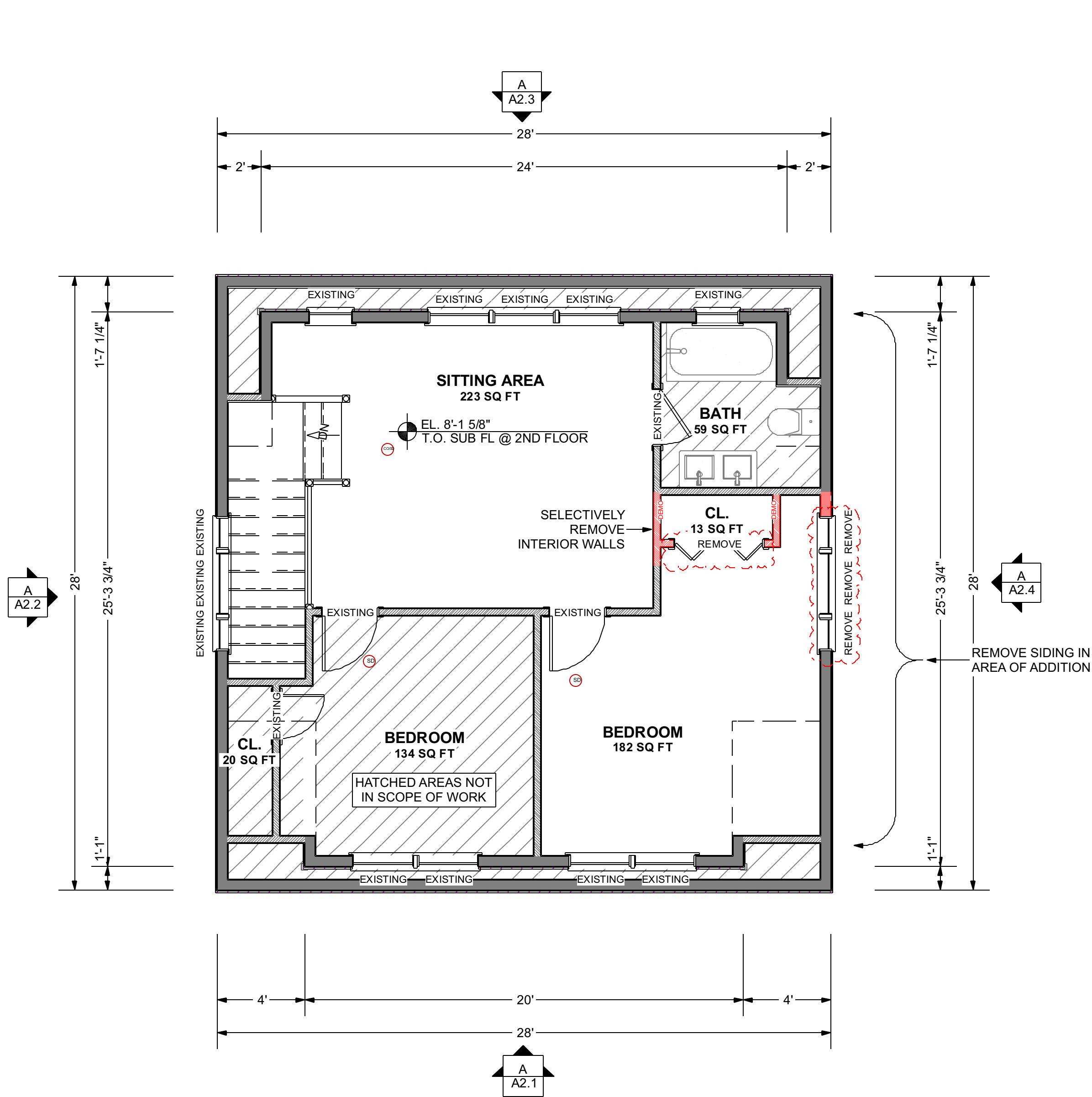
DIMENSIONS:

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- ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED

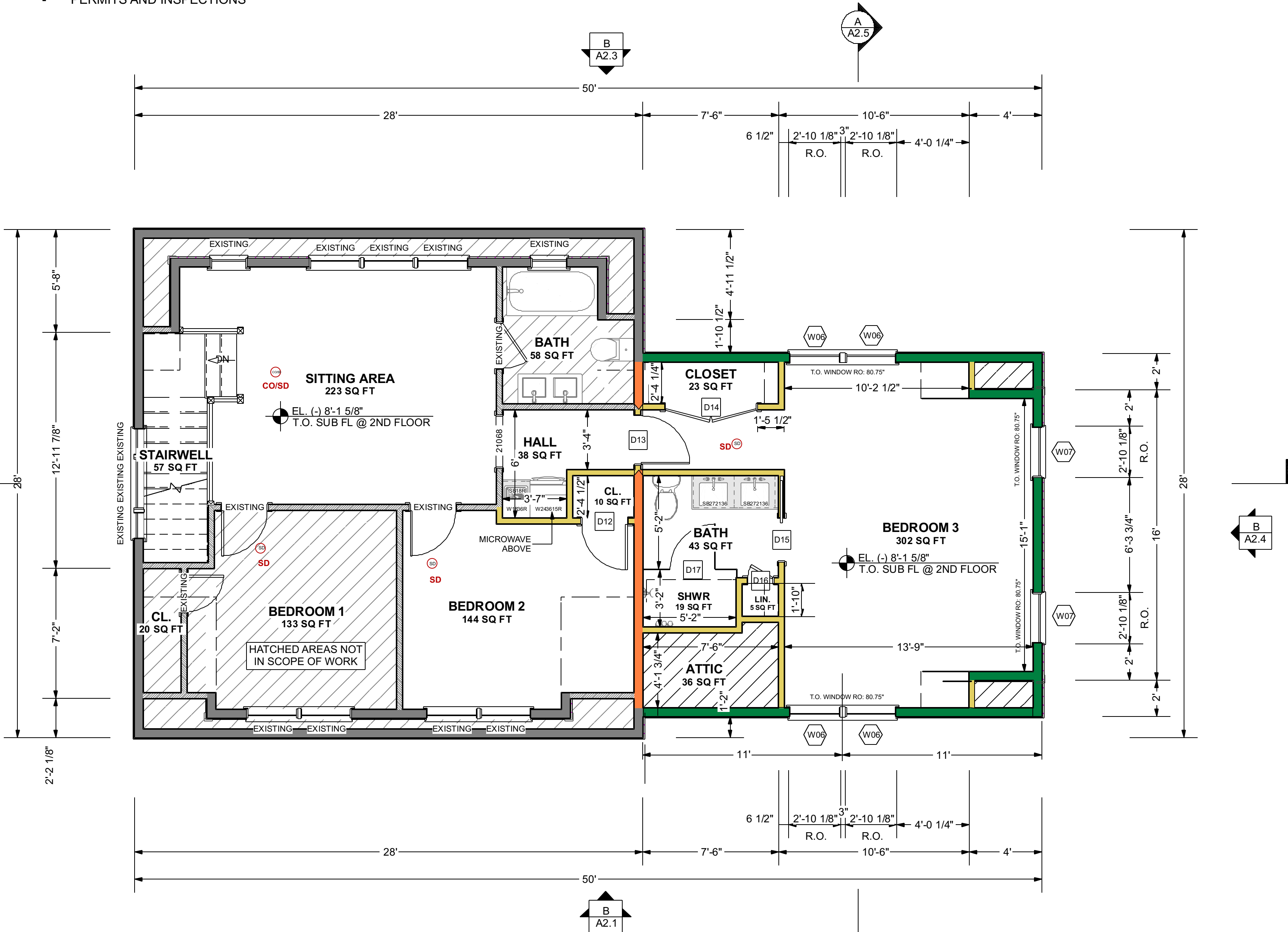
WALL SCHEDULE

PROPOSED WALL SCHEDULE

- | | |
|---|----------------------------|
|  | 10" FOUNDATION WALL |
|  | 10" CMU BLOCK WALL |
|  | EXISTING EXTERIOR 2X6 WALL |
|  | PROPOSED EXTERIOR 2X6 WALL |
|  | INTERIOR 2X4 WALL |
|  | INTERIOR 2X6 WALL |
|  | EXTERIOR RAILING |



A
A1.3
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



B
A1.3
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: FIRST FLOOR

- PREPARE EXISTING ROOF TO TIE IN PROPOSED ROOF.
- REMOVE ALL CONSTRUCTION DEBRIS FROM SITE.

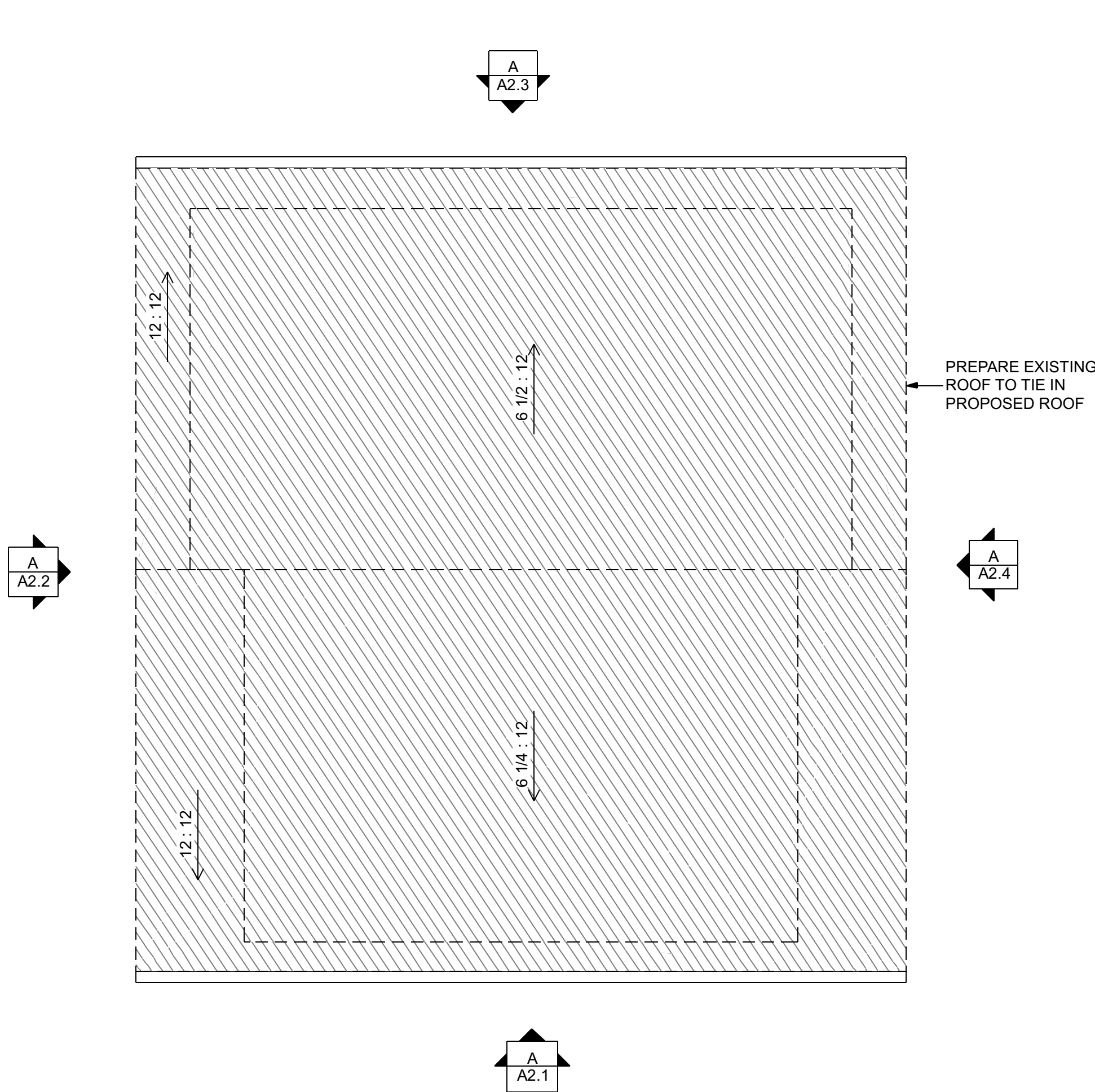
CONSTRUCTION NOTES: FIRST FLOOR

- INSULATION:**
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS
- ROOFING:**
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.
- GUTTERS:**
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

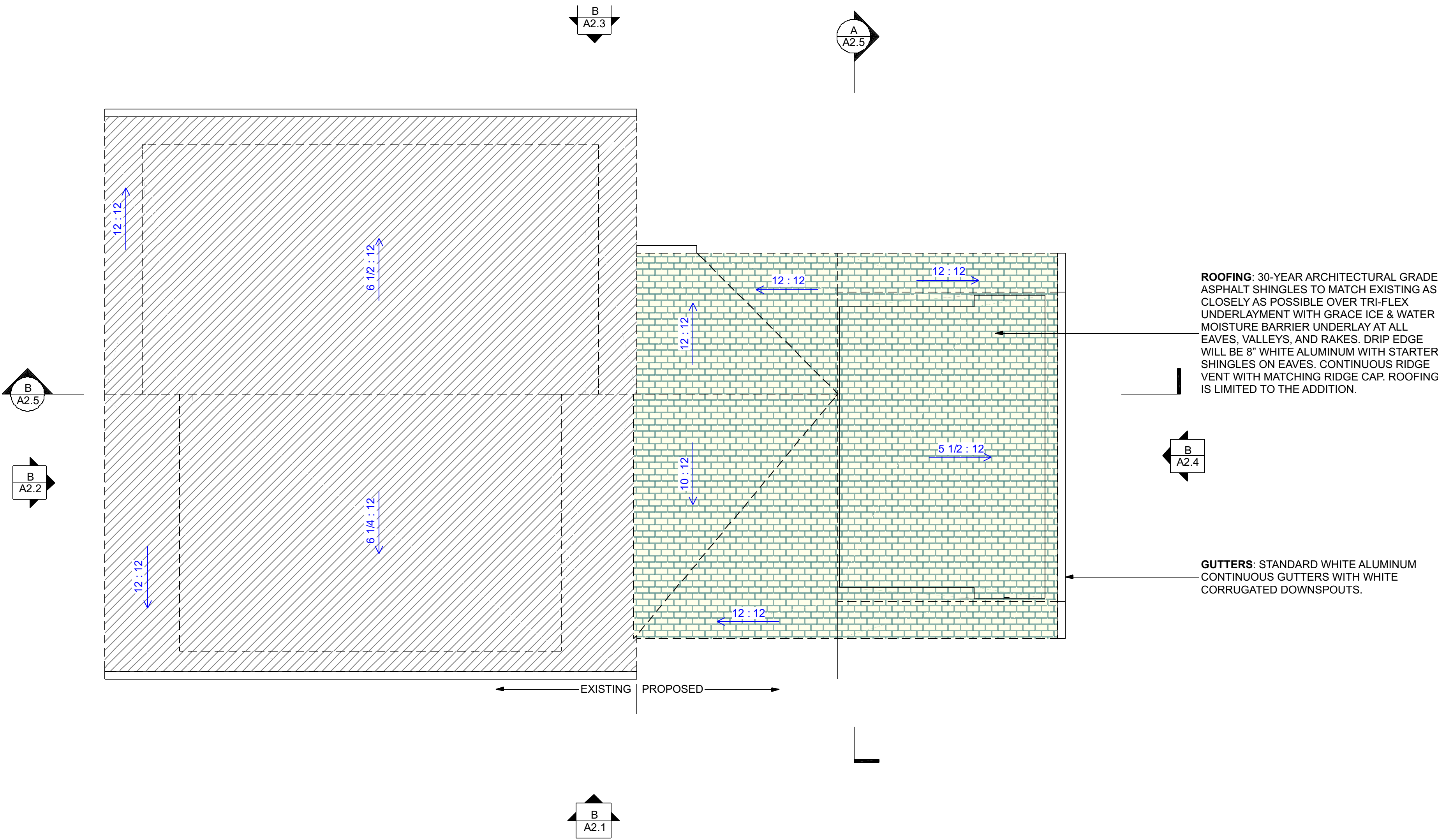
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- STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE A FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
- EXCEPTION: JACK STUDS, TRIMMER STUDS AND CRIPPLE STUDS AT OPENINGS IN WALLS THAT COMPLY WITH TABLES R502.5(1) AND R502.5(2).

DIMENSIONS:

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- ALL INTERIOR DIMENSIONS ARE TAKEN FROM STUD TO STUD UNLESS OTHERWISE NOTED



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

DESIGN/BUILD FIRM

encore
Design | Renovate

103 Main Street
Dennisport, MA 02639

(508) 760-6900
encoreco.com

STRUCTURAL ENGINEER

Structural Response, LLC
Structural Engineering Services
100 Commercial Street
Dennisport, MA 02639

Scott Nelson, PE
(978) 866-4249



SHEET TITLE:

**EXISTING AND PROPOSED
ROOF PLANS**

PROJECT ADDRESS:

MARK & JACKIE WONG
14 Woodland Road,
Harwich Port, MA 02646

REV. DATE:

10/8/2020

SHEET:

A1.4



A
A2.1 **EXISTING FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



B
A2.1 **PROPOSED FRONT ELEVATION**
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: ELEVATIONS

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: ELEVATIONS

ROOFING:
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.

GUTTERS:
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

SIDEWALL:
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

WINDOWS:
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

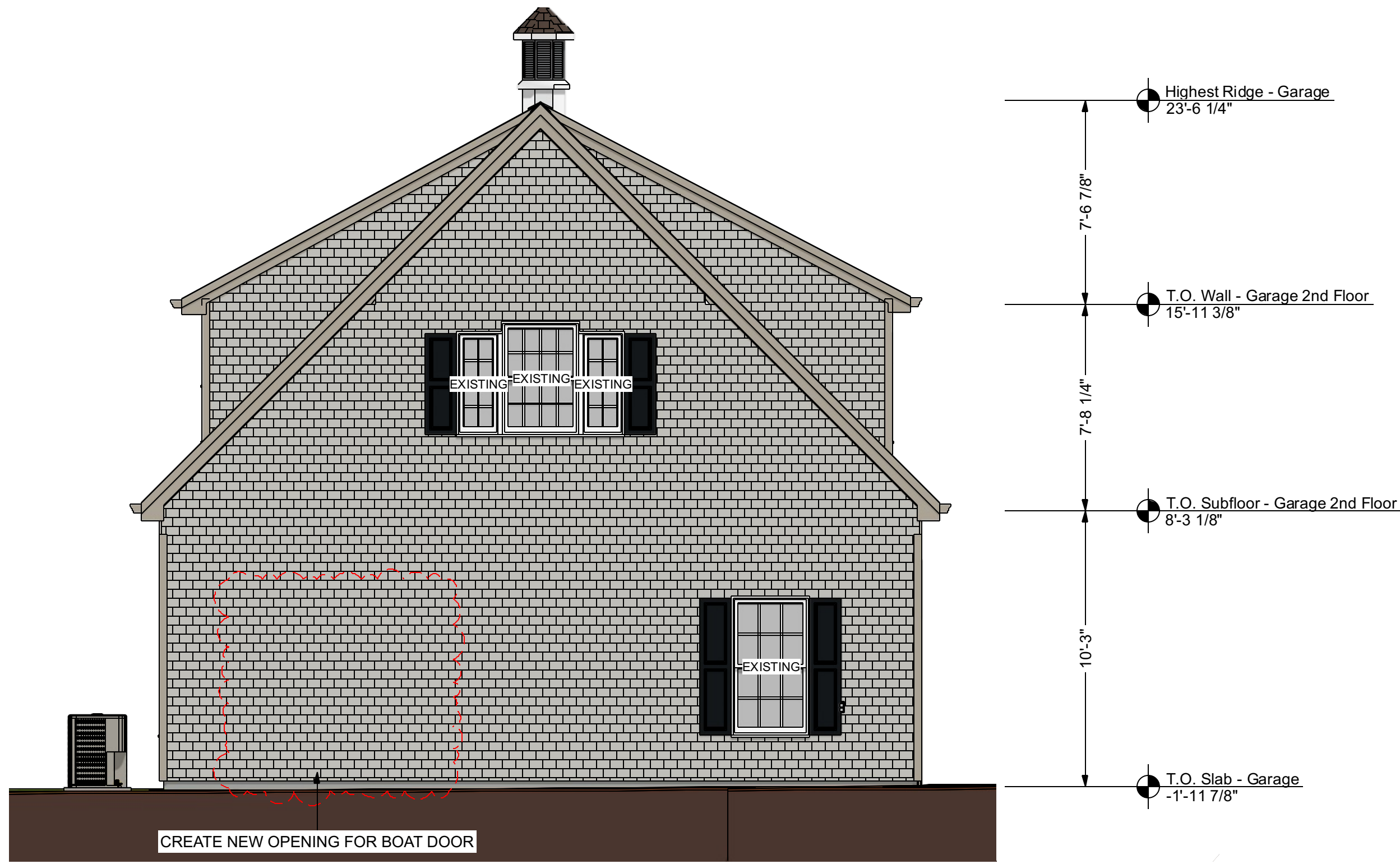
TRIM:
EXTERIOR TRIM WILL BE AZEK SIZED AS FOLLOWS:

- RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS

EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

FLASHING:
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. (R903.2)

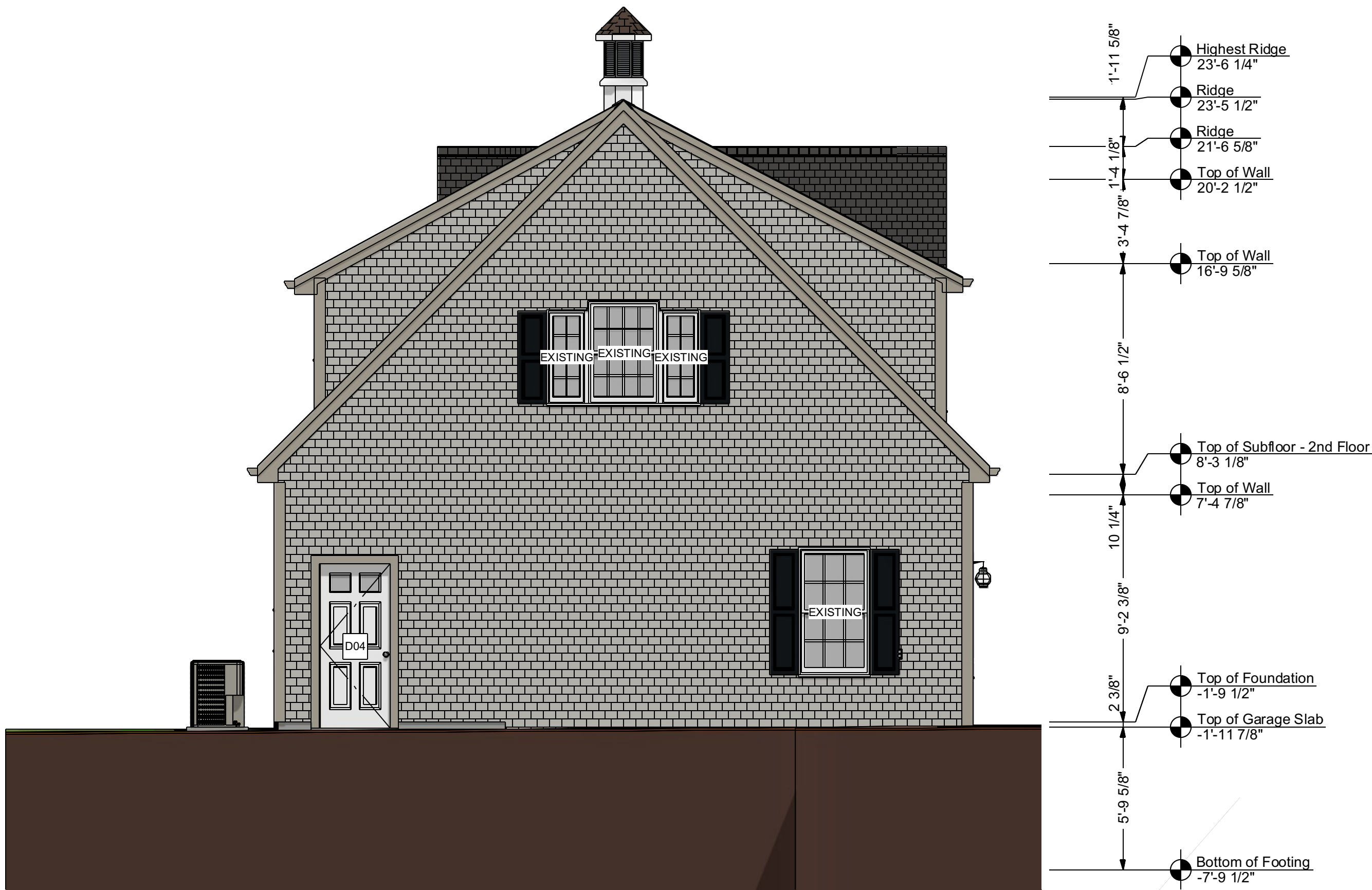
FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.



A
A2.2

EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



B
A2.2

PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: ELEVATIONS

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: ELEVATIONS

ROOFING:
30-YEAR ARCHITECTURAL GRADE ASPHALT SHINGLES TO MATCH EXISTING AS CLOSELY AS POSSIBLE OVER TRI-FLEX UNDERLAYMENT WITH GRACE ICE & WATER MOISTURE BARRIER UNDERLAY AT ALL EAVES, VALLEYS, AND RAKES. DRIP EDGE WILL BE 8" WHITE ALUMINUM WITH STARTER SHINGLES ON EAVES. CONTINUOUS RIDGE VENT WITH MATCHING RIDGE CAP. ROOFING IS LIMITED TO THE ADDITION.

GUTTERS:
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

SIDEWALL:
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION. FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

WINDOWS:
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

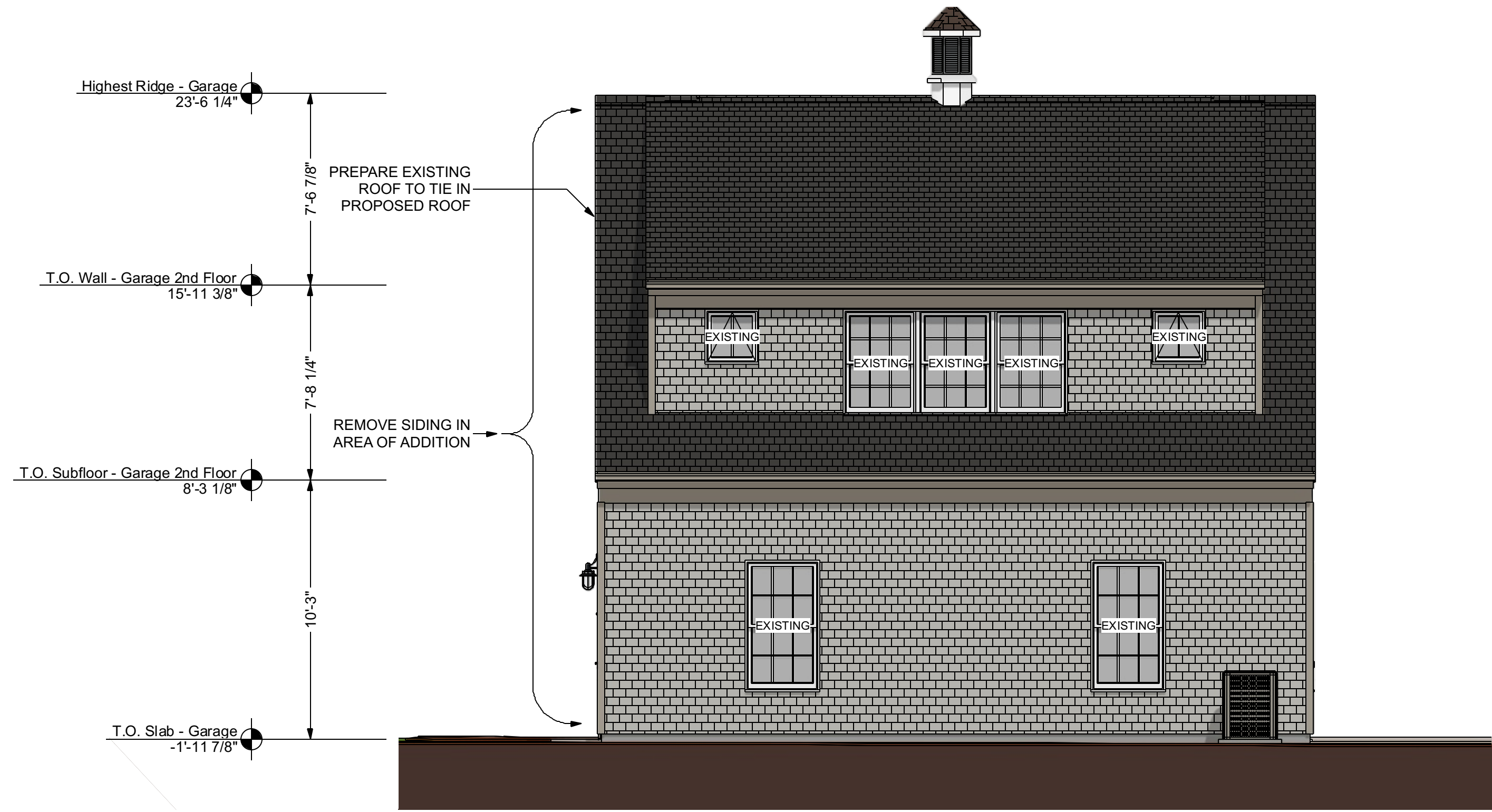
TRIM:
EXTERIOR TRIM WILL BE AZEK SIZED AS FOLLOWS:

- RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS

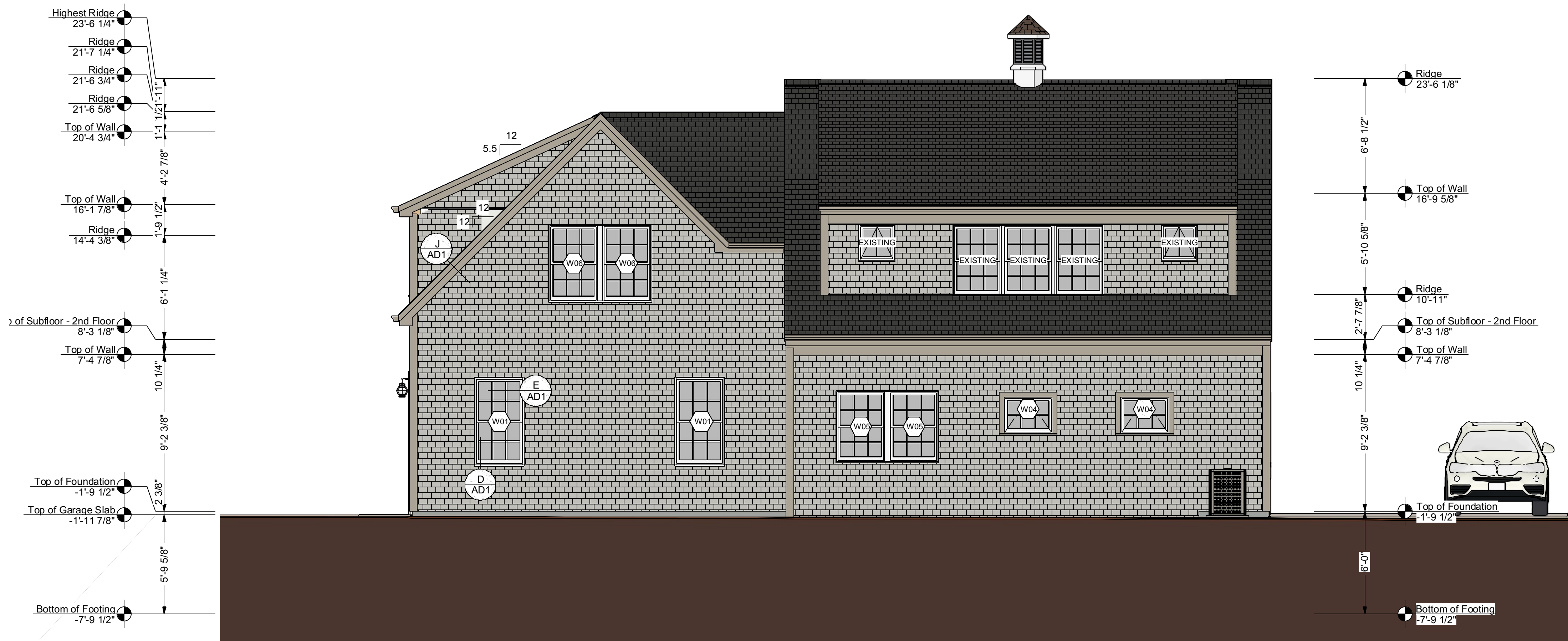
EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

FLASHING:
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FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.



A
A2.3
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"



B
A2.3
PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: ELEVATIONS

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
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- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: ELEVATIONS

ROOFING:
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GUTTERS:
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

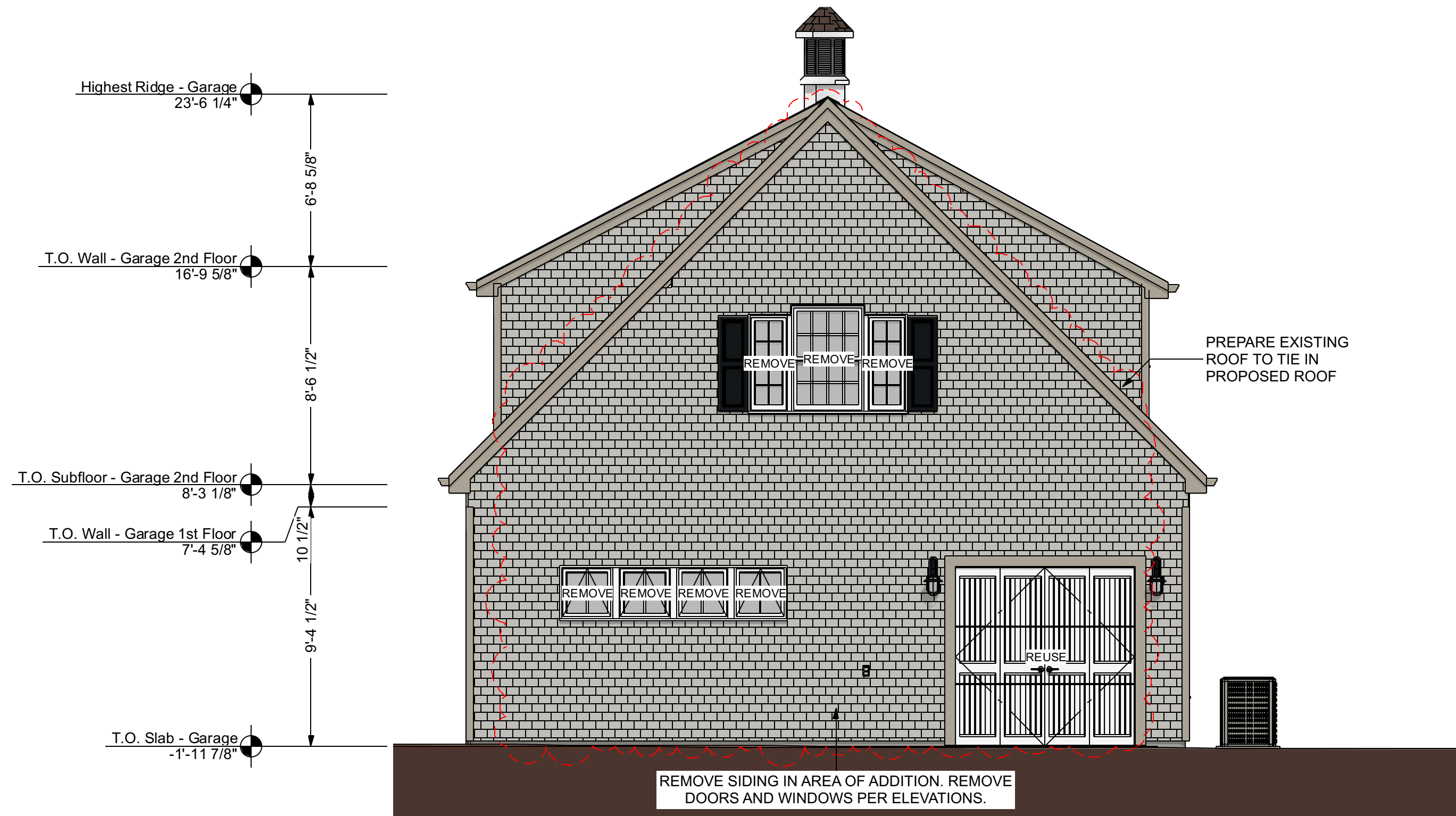
SIDEWALL:
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION. FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

WINDOWS:
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

TRIM:
EXTERIOR TRIM WILL BE AZEK SIZED AS FOLLOWS:
• RAKES: 1X8/1X3
• FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING
• CORNERBOARDS: 1X5/1X6
• KICKS: 1X12 KICKS UNDER DOORS
• CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS
EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

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FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.



A
A2.4 **EXISTING RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"



B
A2.4 **PROPOSED RIGHT ELEVATION**
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES: ELEVATIONS

- REMOVE NINE WINDOWS
- REMOVE AND SAVE ONE EXTERIOR DOOR
- REMOVE "BARN DOORS"
- REMOVE TWO OVERHEAD DOORS, MOTORS, AND TRACKS
- CUT OPENINGS FOR RECONFIGURED WINDOWS AND DOORS
- REMOVE THREE INTERIOR SINGE AND ONE PAIR OF DOUBLE DOORS
- STRIP SIDEWALL FROM SOUTH GABLE WALL
- REMOVE INTERIOR WALLS AS NEEDED TO RECONFIGURE SPACE
- REMOVE PLASTER FROM WALLS AND CEILING AS NEEDED TO TIE IN NEW WORK
- SELECTIVELY CUT AND REMOVE WOOD FLOORING IN THE SECOND FLOOR HALLWAY/BAR AREA
- CUT GARAGE SLAB AS NEEDED FOR PLUMBING WASTE LINE CONNECTIONS
- REMOVE ALL DEMOLITION AND CONSTRUCTION DEBRIS FROM SITE

CONSTRUCTION NOTES: ELEVATIONS

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GUTTERS:
STANDARD WHITE ALUMINUM CONTINUOUS GUTTERS WITH WHITE CORRUGATED DOWNSPOUTS.

INSULATION:
EXTERIOR ENVELOPE INSULATION TO CODE INCLUDING CLOSED CELL FOAM IN SLEEPER JOISTS BAYS
UN-FACED SOUND INSULATION IN ALL BEDROOM AND BATHROOM INTERIOR WALLS

SIDEWALL:
WHITE CEDAR EXTRA GRADE NATURAL R&R SHINGLES WITH 5" NOMINAL EXPOSURE TO THE WEATHER OVER HOUSEWRAP UNDERLAY WITH WHITE ALUMINUM DRIP CAPS ON DOOR HEAD CASINGS. SIDEWALL WORK IS LIMITED TO THE ADDITION, FRONT WALL OF FIRST FLOOR, BACK WALL, AND PATCHING AROUND UTILITY ROOM DOOR.

WINDOWS:
ANDERSEN 400 SERIES WINDOWS WITH CLAD WHITE EXTERIOR, PRE-FINISHED WHITE INTERIOR, SNAP-IN INTERIOR GRILLES, WHITE SCREENS AND HARDWARE

TRIM:
EXTERIOR TRIM WILL BE AZEK SIZED AS FOLLOWS:

- RAKES: 1X8/1X3
- FASCIA ASSEMBLY: 1X8 FASCIA, 1X6 SOFFIT WITH VENT, 1X8 FRIEZE WITH 1-3/4" BED MOLDING
- CORNERBOARDS: 1X5/1X6
- KICKS: 1X12 KICKS UNDER DOORS
- CASINGS: 1X4 RABBETTED CASINGS ON DOORS, 1X6 CASING ON GARAGE DOORS

EXTERIOR TRIM IS LIMITED TO THE ADDITION AND TYPING INTO EXISTING

FLASHING:
FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS. THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE - TYPICAL AT ALL ROOF TO WALL INTERSECTIONS. (R903.2)

FINISH GRADE:
ALL GRADING SHOWN ON ELEVATIONS SHALL BY NO MEANS BE ASSUMED AS THE ACTUAL GRADING CONDITIONS AROUND THE BUILDING. VERIFY WITH SITE ENGINEER THE TOP OF FOUNDATION AND EXACT LOCATION ON SITE ADHERING TO THE HARWICH SETBACKS.

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

AGENDA ITEM II.B

December 8, 2020

To: Planning Board
From: Charleen Greenhalgh, Interim Town Planner
Re: PB2020-31 – 711 Main Street LLC

Please know that the applicant has requested a continuance of this public hearing to Tuesday, January 12, 2021, to allow for the notification of abutters.

The public hearing on this matter must be opened and then a motion to entertain the continuance can take place.

Recommended/Suggested Motion:

Motion to continue the public hearing for PB2020-31 – 711 Main Street LLC – to not earlier than 6:30pm on Tuesday, January 21, 2021.

Charleen Greenhalgh

From: Saumil Patel <saumil5691@gmail.com>
Sent: Tuesday, December 8, 2020 2:34 PM
To: Charleen Greenhalgh
Cc: Elaine Banta
Subject: 711 Main St - Dec 17 Continuance

Hi Charleen,

I would like to request a continuance to Planning board meeting for 711 Main St on Dec 17, 2020 to Jan 12, 2021. Please send me a new public hearing notice, as I already have the Abutter's list.

Thanks,
Saumil Patel

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

AGENDA ITEM II.C

December 9, 2020

To: Planning Board
From: Charleen Greenhalgh, Interim Town Planner
Re: PB2020-26 The Royal Apartments LLC

Please know that the applicant has requested a continuance of this public hearing to Tuesday, January 12, 2021, to allow for the notification of abutters.

The public hearing on this matter must be opened and then a motion to entertain the continuance can take place.

Recommended/Suggested Motion:

Motion to continue the public hearing for PB2020-26 The Royal Apartments LLC to not earlier than 6:30pm on Tuesday, January 21, 2021.

Charleen Greenhalgh

From: Benjamin E. Zehnder <BZehnder@latanzi.com>
Sent: Wednesday, December 9, 2020 9:47 AM
To: Charleen Greenhalgh
Cc: Elaine Banta; David Reid (dsreid@verizon.net)
Subject: RE: Royal Apartments Application

Hello Charleen:

Would you please forward this request to the Planning Board to continue its hearing of the above matter until January 12 in order to provide us time to notify the abutters via certified mail.

My thanks,

Benjamin E. Zehnder
La Tanzi, Spaulding & Landreth
8 Cardinal Lane; P.O. Box 2300
Orleans, MA 02653
(508) 255-2133
(508) 255-3786 (fax)
(508) 246-4064 (mobile)
bzehnder@latanzi.com
Orleans/Provincetown/Barnstable



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BEWARE! WIRE FRAUD IS ON THE RISE.

Accepting wire and disbursement instructions by email is dangerous, especially changes to those instructions. Verify by calling the originator of the email using previously known contact information prior to sending funds.

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

AGENDA ITEM II.D

December 8, 2020

To: Planning Board
From: Charleen Greenhalgh, Interim Town Planner
Re: PB2020-27 NextGrid, Inc.

Please know that the applicant has requested a continuance of this public hearing to Tuesday, January 12, 2021.

The public hearing on this matter must be reopened and then a motion to entertain the continuance can take place.

Recommended/Suggested Motion:

Motion to continue the public hearing for PB2020-27 NextGrid, Inc. to not earlier than 6:30pm on Tuesday, January 21, 2021.

Charleen Greenhalgh

From: Yergatian, Brian <byergatian@bscgroup.com>
Sent: Tuesday, December 8, 2020 9:55 AM
To: Charleen Greenhalgh; Griffin Ryder
Cc: Elaine Banta; Daniel S
Subject: RE: 0 Depot Road - Local Stormwater Permit

Please continue the Planning Board to the January 12th hearing.

Thank you

Brian G. Yergatian, P.E., LEED AP | Senior Project Manager & Senior Associate

BSC Group

349 Main Street, Route 28 | West Yarmouth | MA 02673
direct | 617-896-4590
main | 508-778-8919
cell | 508-404-4059

From: Charleen Greenhalgh <cgreenhalgh@town.harwich.ma.us>
Sent: Tuesday, December 8, 2020 9:53 AM
To: Yergatian, Brian <byergatian@bscgroup.com>; Griffin Ryder <gryder@town.harwich.ma.us>
Cc: Elaine Banta <ebanta@town.harwich.ma.us>; Daniel S <daniel@nextgrid.com>
Subject: RE: 0 Depot Road - Local Stormwater Permit

Hi Brian:

Must be advise to you is for the continuance to January 12th, so that there can be a joint hearing with the Town Engineer and the Planning Board.

Respectfully,

Charleen Greenhalgh
Interim Town Planner
732 Main Street
Harwich, MA 02645

508-430-7511
508-430-4703 (fax)

I am currently serving as the Interim Town Planner on a part-time basis. Going forward **please** include Elaine Banta ebanta@town.harwich.ma.us in all email correspondence.

From: Yergatian, Brian [<mailto:byergatian@bscgroup.com>]
Sent: Tuesday, December 8, 2020 9:40 AM
To: Charleen Greenhalgh <cgreenhalgh@town.harwich.ma.us>; Griffin Ryder <gryder@town.harwich.ma.us>
Cc: Elaine Banta <ebanta@town.harwich.ma.us>; Daniel S <daniel@nextgrid.com>
Subject: RE: 0 Depot Road - Local Stormwater Permit

Hi Charleen,

We submitted all the required materials in person and electronically on 11/20. The only outstanding item was the fee, which was not determined until towards the end of last week. We would greatly appreciate anything you can do to get us on this months agenda. However, if that is not possible, then yes, please continue us to the January 12th hearing and we would expect to be heard on both matters at that time.

Thank you

Brian G. Yergatian, P.E., LEED AP | Senior Project Manager & Senior Associate

BSC Group

349 Main Street, Route 28 | West Yarmouth | MA 02673

direct | 617-896-4590

main | 508-778-8919

cell | 508-404-4059

From: Charleen Greenhalgh <cgreenhalgh@town.harwich.ma.us>

Sent: Tuesday, December 8, 2020 9:28 AM

To: Griffin Ryder <gryder@town.harwich.ma.us>; Yergatian, Brian <byergatian@bscgroup.com>

Cc: Elaine Banta <ebanta@town.harwich.ma.us>

Subject: RE: 0 Depot Road - Local Stormwater Permit

Hi Griffin:

Likely not as the meeting is next week.

Brian, the next Planning Board meeting in January 12th. As the Board cannot act on this until the Stormwater hearing is held, would you like to request a continuance of the hearing to that date?

Respectfully,

Charleen Greenhalgh

Interim Town Planner

732 Main Street

Harwich, MA 02645

508-430-7511

508-430-4703 (fax)

I am currently serving as the Interim Town Planner on a part-time basis. Going forward **please** include Elaine Banta ebanta@town.harwich.ma.us in all email correspondence.

From: Griffin Ryder

Sent: Tuesday, December 8, 2020 9:26 AM

To: Charleen Greenhalgh <cgreenhalgh@town.harwich.ma.us>; Yergatian, Brian <byergatian@bscgroup.com>

Cc: Elaine Banta <ebanta@town.harwich.ma.us>

Subject: RE: 0 Depot Road - Local Stormwater Permit

**HARWICH PLANNING BOARD
HARWICH TOWN HALL - 732 MAIN STREET, HARWICH
VIA REMOTE PARTICIPATION GoToMeeting.com
TUESDAY DECEMBER 1, 2020 – 6:30 PM
MEETING MINUTES**

BOARD MEMBERS PRESENT: Chairman, Duncan Berry; Vice-Chairman, Allan Peterson; William Stoltz; Joe McParland; Arthur Rouse; Mary Maslowski; and Craig Chadwick, were all present via remote participation.

BOARD MEMBERS ABSENT: David Harris.

OTHERS PRESENT: Joe Powers, Interim Town Administrator; Thadd Eldredge; William Crowell; and other.

CALL TO ORDER - 6:31 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.

PB2020-24 195 Queen Anne Road LLC, 195 Queen Anne Road, Site Plan Review Special Permit

Chairman Berry reopened the hearing by reading the legal notice into the record. 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. The applicant has requested a continuance to January 12, 2021.

Mr. McParland made the motion to continue the hearing to January 12th, 2021 no earlier than 6:30 PM, seconded by Ms. Maslowski, unanimously so voted via roll call (7-0-0).

PB2020-29 David & Kristen Kimball, 452 Long Pond Drive, Use Special Permit with Waivers

Representative: William Crowell

Chairman Berry opened the hearing at by reading the legal notice into the record. David & Kristen Kimball, owners, William D. Crowell, Esq., representative, seeks approval of a Use

Special Permit with waivers for a residential accessory structure with bedrooms. The application is pursuant to the Code of the Town of Harwich §§325-09 and -51. The property is located at 452 Long Pond Drive, Map 104, Parcel E8-2, in the R-R zoning district.

Mr. Crowell began the hearing by explaining that this is a very straight forward petition. The garage already exists, and the foot print is not changing. The bedrooms already exist, this is planning ahead by the homeowner. They wish to build bedrooms above the garage, and the proposed use will not affect the neighborhood. No nuisance or hazard, adequate and appropriate facilities for the proposed use. Originally there was concerns from the Board of Health regarding the septic, but that has been addressed.

Mr. Stoltz raised the concern of a lack of second egress.

Mr. Powers read the planners report into the record, as well as a letter of support received earlier that day. Conservation: As long as not work is occurring within 100' of the wetland, Conservation has no concerns. Health Department: The Health Department has several requirements that must be completed prior to building permit approval, none which should negatively impact the Planning Boards decision. The items below will be handled at the staff level, and are meant to be an FYI for the applicant if the Planning Board grants their request. 1. The septic system is designed to accommodate 6 bedrooms maximum. Our records indicate that there are 5 existing bedrooms in the main dwelling, as offices are considered bedrooms. We would need accurate floor plans of the main dwelling in order to determine existing bedroom count. If we deem there are 5 bedrooms existing in the main dwelling, then either a bedroom needs to be eliminated, or a fully compliant 7 bedroom septic system needs to be installed. No variances from Title 5 or local requirements will be granted. 2. A passing Title 5 inspection is required prior to building permit approval. If the inspection finds that the driveway was placed over the leaching field as shown on this plot plan, then this must be corrected. A vent will also need to be added. The inspection may also determine that the chambers are H-20, and are rated for vehicular traffic. 3. A Disposal System Construction Permit must be applied for by a licensed septic installer to connect the dwelling to the tank. A site plan must be provided showing the sewer line connection, proposed water line, and elevations from the foundation to the tank. 4. If a kitchen is ever added, then either a two-compartment septic tank, or two septic tanks in series must be installed. Water and Police Department: No issues DPW and Fire: No concerns. Planning Staff Comments: 1. The Town Engineer and Town Planner met to review the application on November 3, 2020 and we had no issues or concerns with the application as submitted. 2. The following conditions are recommended: a. The accessory structure is not an accessory apartment pursuant to §325-2 Word Usage and Definitions "Dwelling, Single-family with Accessory Apartment" and shall not contain a kitchen. b. All Board of Health requirements shall be met. c. There shall be no rental or letting of these bedrooms. d. Any changes of the use or changes to the plan may be subject to further Planning Board review. e. The special permit decision shall be recorded at the Registry of Deeds.

Mr. Powers summarized the letter of support from Greg Stone.

A lengthy discussion ensued regarding second egress concerns.

Mr. Chadwick made the motion to close the public hearing, seconded by Ms. Maslowski, unanimously so voted via roll call (7-0-0).

On a motion from Mary Maslowski and seconded by Joe McParland, the Planning Board voted unanimously (7-0-0) by roll call vote to approve waivers of any and all commercial or residential requirements of the Bylaws that are not applicable to the Petition before us.

Findings

On a motion from Mary Maslowski and seconded by Joe McParland, the Planning Board voted unanimously (7-0-0) by roll call vote to adopt the following findings:

1. The property is located within the R-R Zoning District.
2. The use is consistent with the Zoning Code and will not adversely affect the neighborhood.
3. The site is an appropriate location for such use.
4. The accessory structure shall not contain a stove and therefore is not a kitchen and is not an accessory apartment as defined in §325-2 Word Usage and Definitions “Dwelling, Single-family with Accessory Apartment”.
5. The proposed parking area will provide sufficient off street parking which meets the minimum requirements of Town Code and as such, there will be no nuisance or serious hazard to vehicles or pedestrians.

On a motion from Mary Maslowski and seconded by Bill Stoltz, the Planning Board voted unanimously (7-0-0) by roll call vote to approve with conditions the Use Special Permit and waivers for PB2020-29 David & Kristen Kimball for a residential accessory structure with bedrooms pursuant to the Code of the Town of Harwich §§325-09 and -51 for the property located at 452 Long Pond Drive, Map 104, Parcel E8-2, in the R-R zoning district. The approval is based on the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich with the above findings and following conditions:

1. The accessory structure is not an accessory apartment pursuant to §325-2 Word Usage and Definitions “Dwelling, Single-family with Accessory Apartment” and shall not contain a kitchen.
2. All Board of Health requirements shall be met.
3. There shall be no rental or letting of these bedrooms.
4. Any changes of the use or changes to the plan may be subject to further Planning Board review.
5. The special permit decision shall be recorded at the Barnstable County Registry of Deeds.
6. Approval of this Use Special Permit is conditioned on the inclusion of a second means of egress for the location if required by the Building Inspector, and if so required revised plans shall be forwarded to the Planning Director for subsequent approval prior to the issuance of a building permit.

PB2020-28 Cape Cod Oil Company, 6 Station Avenue, Site Plan Review Special Permit

Chairman Berry opened the hearing by reading the legal notice into the record. Cape Cod Oil Company, H. Tasha, TR. of M.J.T. Enterprises, as applicant, Jacobs Driscoll Engineering, Inc., as representative, seeks approval of a Site Plan Review Special Permit with waiver to establish and install two (2) 30,000 gallon propane tanks along with appurtenant equipment fixtures and

site features pertinent to the establishment of a new Heating Fuel Resale and Storage use, which is an allowable use within the zoning district. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 6 Station Avenue, Map 39, Parcel K3, in I-L zoning district. Please note: the applicant has requested a continuance to Jan. 12, 2021

Ms. Maslowski made the motion to continue the public hearing for PB2020-28 Cape Cod Oil Co. to Tuesday, January 12, 2021, not earlier than 6:30pm, seconded by Mr. McParland, unanimously so voted via roll call (7-0-0).

MINUTES: November 10, 2020 and November 19, 2020

Mr. McParland made the motion to approve the minutes from November 10, 2020 and November 19, 2020, seconded by Mr. Chadwick, unanimously so voted (7-0-0).

ADVISORY OPINIONS: Zoning Board of Appeals & Historic District Historical Commission
No Comments.

PB2019-19 Freeman Ellis- Endorsement of Covenant Agreement and Definitive Subdivision.

The Planning Board approved the definitive subdivision plan for PB2019-19 Gary Darman, Trustee of the Freeman Ellis Family Realty Trust on July 30, 2019. This was a 2 lot, 1 parcel subdivision off Route 39 near Thompson's Field. The 20-day appeal period expired log ago and the decision was recorded at the Barnstable County Registry of Deeds. The surveyor, Thadd Eldredge, is now seeking endorsement of the definitive subdivision and the Planning Board Covenant Agreement. All the required changes have been made to the plan, per the decision letter. Some of you may be questioning the delay in time to have this plan and covenant endorsed. There is no timeline requirement for when a plan is approved and then endorsed. There have been no changes in zoning or the subdivision rules and regulations which would make or require changes to the plan. Staff recommends endorsement of both documents; which will require that Board Members come to Town Hall to sign. Elaine Banta, Planning Assistant will coordinate this with the Board. A reminder, only the regular members of the Board can act on this request, Mr. Rouse as an alternate is not eligible.

Mr. McParland made the motion to approve endorsement of the Definitive Plan and Planning Board Covenant Agreement for case PB2019-19 Gary Darman, Trustee of the Freeman Ellis Family Realty Trust, seconded by Ms. Maslowski, unanimously so voted via roll call (6-0-0).

BRIEFINGS AND REPORTS BY BOARD MEMBERS: None.

ADJOURNMENT:

Mr. McParland made the motion to adjourn at 7:10 PM, seconded by Mr. Stoltz, unanimously so voted via roll call (6-0-0).

Respectfully Submitted,
Kathleen A. O'Neill

Adopted:

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

AGENDA ITEM III.A.2

December 8, 2020

To: Planning Board
From: Charleen L. Greenhalgh, Interim Town Planner
Re: PB2018-13 & PB2020-12 Eastward BMT LLC - Bascom Hollow Plowing Request

The applicant has requested that Bascom Hollow road be plowed for the 2020/2021 season.

The Town Engineering, Griffin Ryder and I have reviewed and discussed this request. At this time, and based on §400-14.R of the Subdivision Rules and Regulations, we cannot support this request. §400-14.R states that:

“Roadway maintenance. If released from restrictions with regard to sale of lots or buildings on lots by the posting of a performance bond or other security, the applicant shall maintain the roadway for vehicular traffic in a manner satisfactory to the Board. Further, the applicant shall maintain the roadway in a subdivision in a condition that meets all the above requirements to the satisfaction of the Board either until acceptance of the way by a vote of the Town or for a period of one year from the date of release.”

All lots have been released from covenant; however there is now a cash surety in place.

EASTWARD COMPANIES

December 8, 2020

Harwich Planning Board
Town Hall
732 Main Street
Harwich, MA 02645

**RE: Bascom Hollow – East Harwich
Snowplow Request**

Dear Members of the Board:

Eastward MBT LLC, Trustee of Eastward Homes Business Trust, William Marsh, Manager, is requesting to meet with the Board on Thursday, December 17, 2020 to discuss adding Bascom Hollow to the Town's Snowplow List.

We were before you last year with a similar request. In the last year:

1. The Planning Board has released all lots from the covenant.
2. The Board is holding a security bond in the amount of \$13,598 for the completion of the sidewalk and final as-built drawings. We are installing sections of the sidewalk as we build houses on each lot and complete the associated site work.
3. The road construction has been complete for the last year and the road is in excellent condition. Therefore, there are no issues with the road surface.
4. Three (3) homes on Bascom Hollow have been completed and are occupied.
5. Two (2) new homes are currently under construction.
6. Construction vehicles, delivery trucks, and residents are regularly using the street.

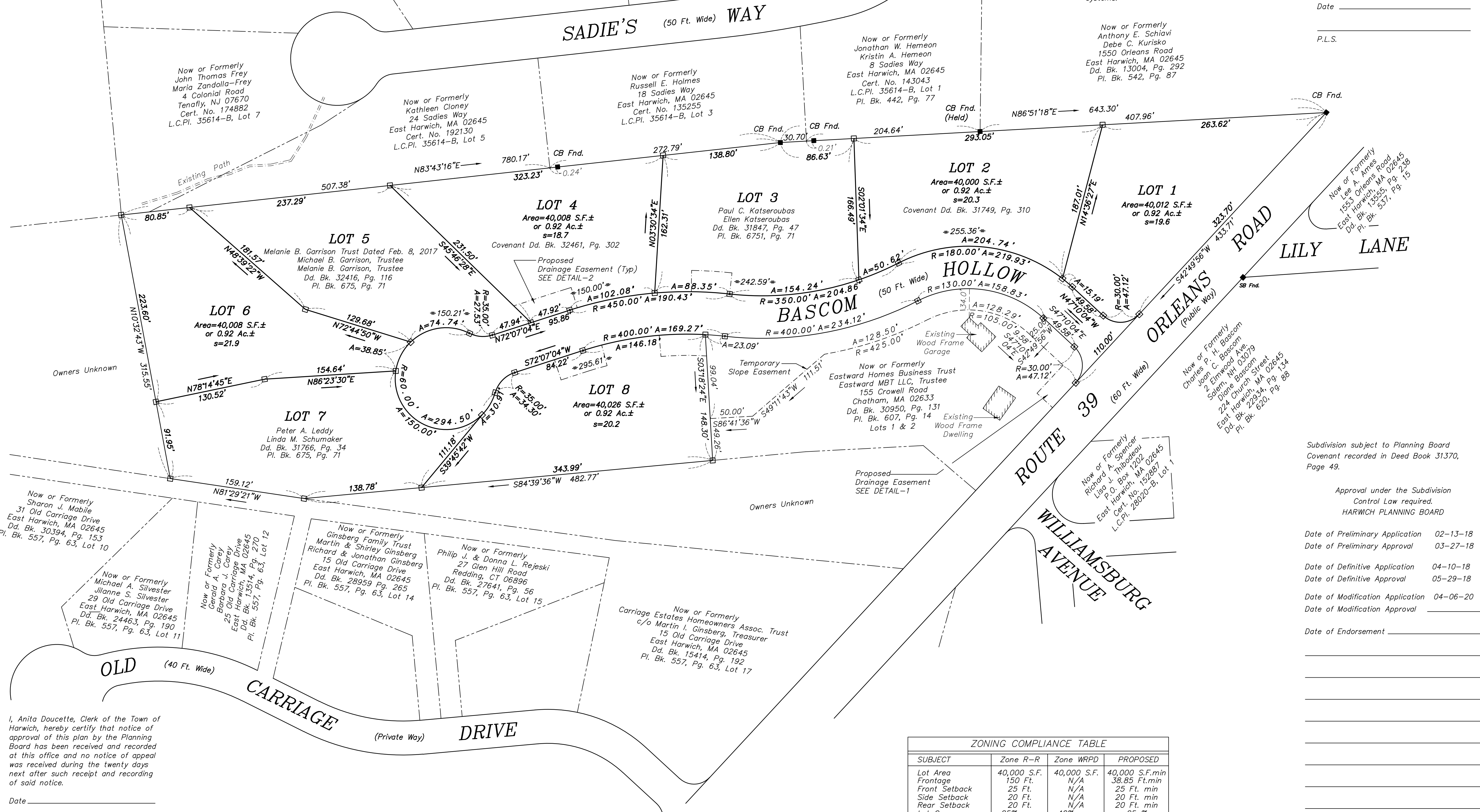
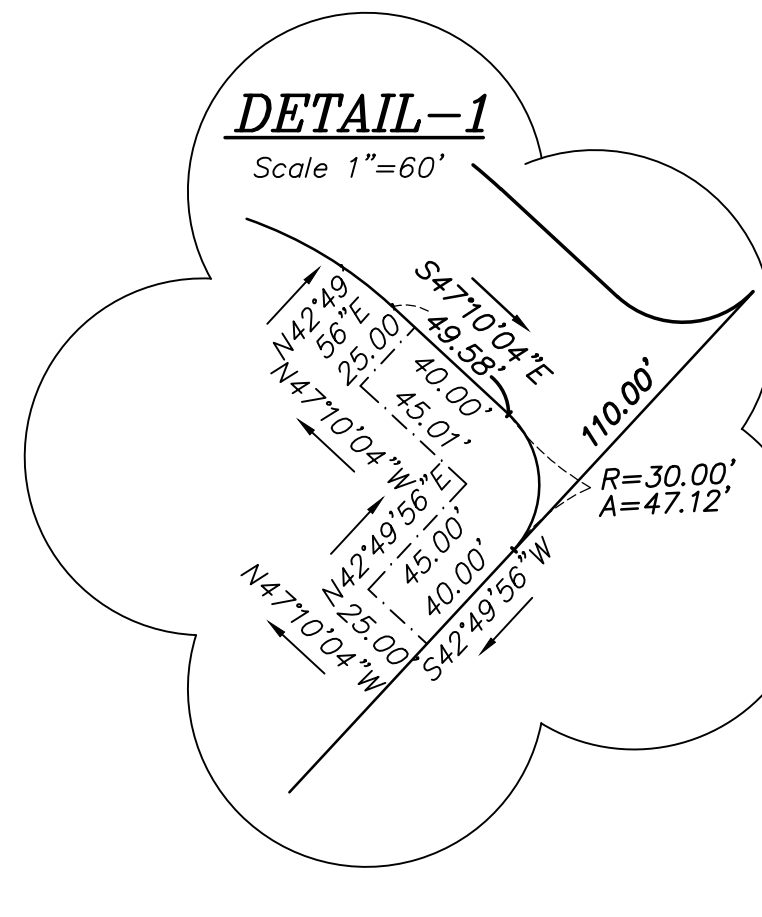
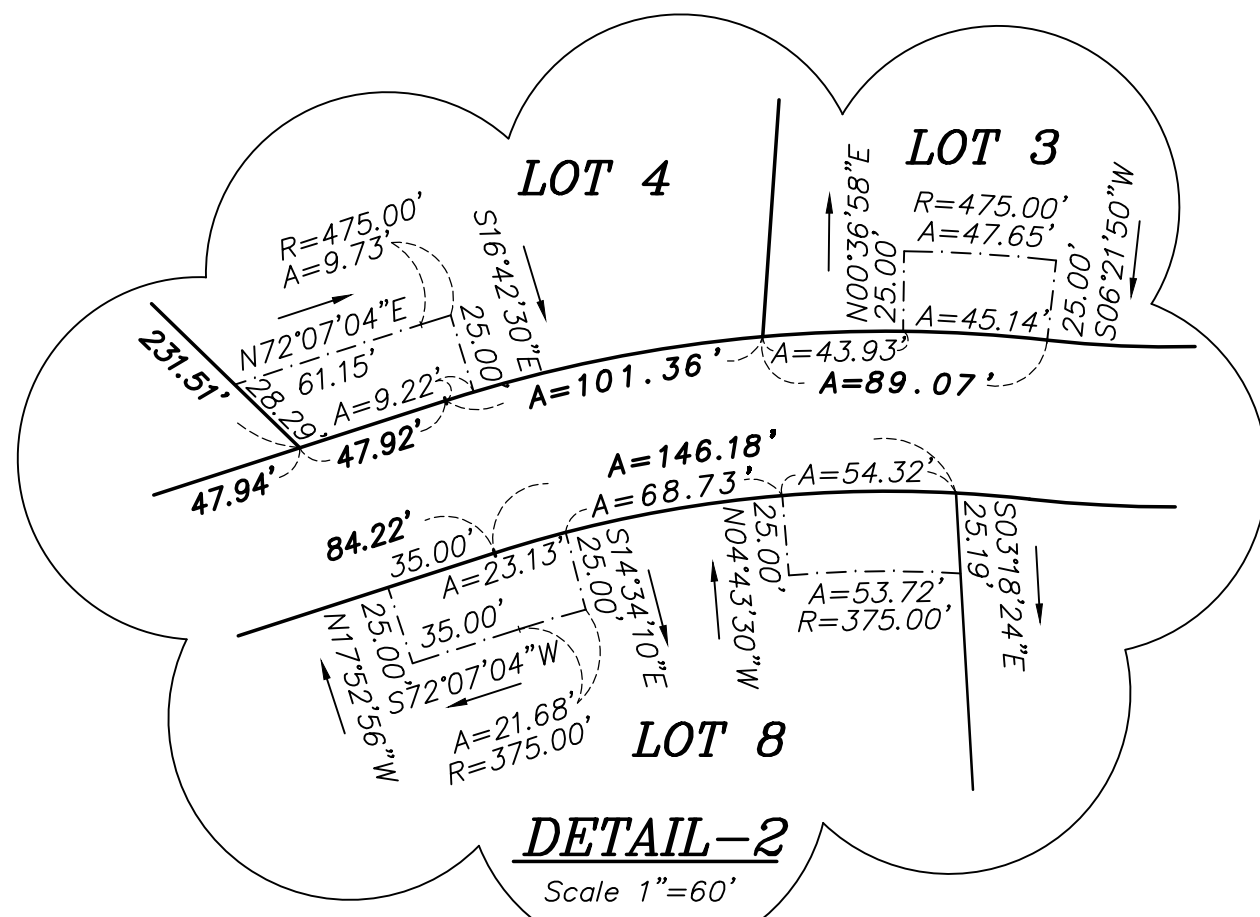
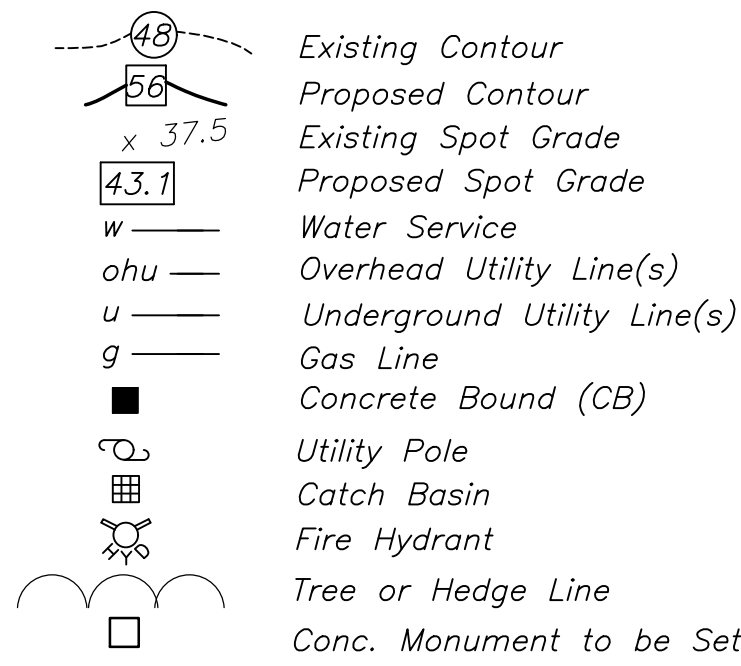
If you should have any questions or need additional information for your review, please do not hesitate to contact me.

Sincerely,



Susan B. Ladue
Regulatory Specialist

LEGEND



Board of Health Approval 05-14-18

HARWICH BOARD OF HEALTH RESTRICTIONS

- The development is restricted to a maximum of 4 lots, 16 bedrooms, 1,760 gallons per day until such time as municipal sewer is available for use.
- Each lot is restricted to a maximum of 4 bedrooms.
- In order to prepare for connection to municipal sewer, the waste lines will exit the buildings on the street side.
- The Harwich Board of Health will not consider any variances from Title 5 of Harwich Board of Health Regulations for any of the lots.
- The subdivision will be served by town water.

Board of Health Revised Approval 03-17-20

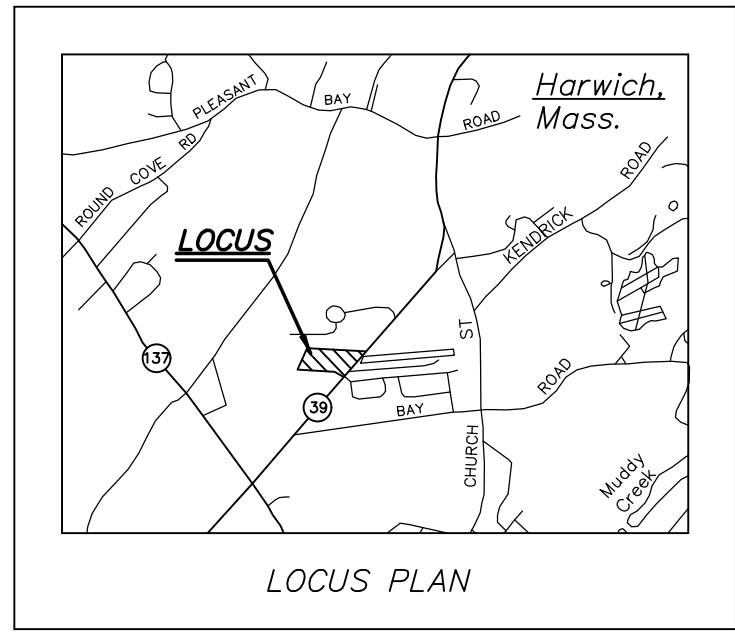
HARWICH BOARD OF HEALTH RESTRICTIONS

- Allow the newly released properties to have conventional system on their own lots and that if funding to complete this section of municipal sewer is not approved at a 2020 special fall town meeting, that innovative/alternative technology will be added to the systems.

I certify that this plan was prepared in accordance with the rules and regulations of the Register of Deeds as adopted January 1, 1976 and amended January 7, 1988.

Date _____

P.L.S.



Assessors' Map 97, Parcels B2-1 & B2-2

OWNERS OF RECORD:

Eastward Homes Business Trust
Eastward MBT LLC, Trustee
155 Crowell Road
Chatham, MA 02633

Deed Book 30950, Page 131
Plan Book 607, Page 14
Lots 1 & 2

Deed Book 30775, Page 86

LOCUS TOTAL AREA

Area=370,605 S.F.±
or 8.5 Ac.±

MODIFICATION OF
DEFINITIVE DIVISION PLAN

1522 & 1546 Orleans Road (Rte 39), East Harwich, MA
Recorded in Plan Book 675, Page 71

Prepared For
**EASTWARD HOMES
BUSINESS TRUST**
Applicant

CLARK ENGINEERING LLC

156 Crowell Road Suite B, Chatham, MA. 02633
Tel.: (508) 945-5454; Fax.: (508) 945-5458

TERRY A. WARNER, P.L.S.

22 Long Road, Harwich, MA 02645
Tel.: (508) 432-8309

Rev. #	Description of Revision	Date

Date: 04-10-2018
Scale: 1" = 60'

Drawing No.: 0010151G
Sheet No.: 1

ZONING COMPLIANCE TABLE

SUBJECT	Zone R-R	Zone WRPD	PROPOSED
Lot Area	40,000 S.F.	40,000 S.F.	40,000 S.F.min
Frontage	150 Ft.	N/A	38.85 Ft.min
Front Setback	25 Ft.	N/A	25 Ft. min
Side Setback	20 Ft.	N/A	20 Ft. min
Rear Setback	20 Ft.	N/A	20 Ft. min
Lot Coverage	25% max.	40% max.	25 %
Building Coverage	15% max.	20% max.	15 %

Report of the Planning Board

The Planning Board's main charge is that of regulatory review for the development and redevelopment of land and sites in Harwich. The Board through the process of open meetings confirms that all application are in compliance with the Town's Zoning Bylaws (Zoning Code), the Planning Board Rules and Regulations and the Town's Local Comprehensive Plan. 2020 was definitely a unique year with the COVID-19 Pandemic.

The pandemic resulted in the move from in person meetings and public hearings to virtual meetings and public hearings. The Board did not miss any meetings, nor were any applications deferred as a result of the Governors emergency order; however getting necessary documents signed by the Board took a great deal of safety coordination.

Development Application Summary

From an application standpoint it was not as busy as 2019 which had a 10 years high of 50 applications. This year 33 applications were submitted and the Board held 22 meetings. Seven (7) cases carried over from 2019 and nine (9) cases will be held over to 2021. The Board's cases and determinations are as follows:

- 8 Approval Not Required (ANR) Plans were endorsed.
- 1 Approval of a Modification for a Definitive Subdivision Plan.
- 10 approved Use Special Permits and two withdrawn.
- 6 Site Plans Review applications were received; 5 are pending and one withdrawn.
- 5 Site Plan Review Special Permits & Use Special Permits applications were received; 4 were approved and one is pending.
- 2 Waiver of Site Plans were reviewed; one was approved and one withdrawn.
- 5 requests and approvals were for Release of Covenants.

(Please note: these numbers may change as the next filing deadline is December 22nd)

Zoning Code Amendments

This year's annual Town Meeting was delayed due to the pandemic, to September. This allowed the Board to work on two (2) specific zoning amendments: the West Harwich Special District (the Cape Cod Commission and Barnstable County Commissioner approved this area as a District of Critical Planning Concern (DCPC) in late 2019) and changes to the various bylaws related to the Multifamily Use Special Permit. The Board also sponsored a third zoning amendment that had to do with the deletion of references to Essential Services.

These zoning amendments were approved by Town Meeting and are awaiting Attorney General Approval. (Please note that this to may change, as AG action may come in)

Planning Projects

Following Town Meeting and the approval for the West Harwich Special District bylaw, the Board has begun to craft the new West Harwich Special District Design Review zoning bylaw and Design Guideline. The Board is striving for approval of the zoning bylaw at the 2021 Annual Town Meeting and hopes to adopt the Design Guidelines around the same time.

Membership & Staff

Member attendance is general robust and the members have experienced a remarkable year. Currently the Board has one opening for an alternative member.

The Planning Board did see the departure of the Town Planner, Charleen Greenhalgh who retired in late November. She did return to assist the Board as the part-time Interim Town Planner in early December.

The Planning Board would like to acknowledge Charleen Greenhalgh, Town Planner, Elaine Banta, Planning Assistant and Katie O'Neill for their invaluable work for the Board. The Board would also like to thank the Board of Selectmen and the Citizens of Harwich for their continued support in the Planning Board's effort.

Respectfully Submitted,

Duncan Berry, Planning Board Chairman