

HARWICH PLANNING BOARD  
PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings no earlier than 6:30 PM on Tuesday, March 23, 2021 to consider the following application(s). The meeting is via Remote Participation ONLY. Anyone having an interest in the application(s) is invited to access the meeting via GoToMeeting.com. Instructions regarding how to access and participate in the meeting will be posted on the Planning Board's Agenda page for the date of the meeting: [2021 Planning Board Meeting Agendas | Harwich MA \(harwich-ma.gov\)](#). The application and plans can be accessed using the same website link posted under Planning Board Legal Notice for the meeting date or by emailing the Planning Department staff.

**PB2021-04 711 Main Street LLC**, Saumil Patel, manager, seeks approval to modify Site Plan Review Special Permit PB2019-18 and PB2020-31 to relocate the fence from the southerly property line to just off the rear parking lot attaching it to the guardrail. 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.

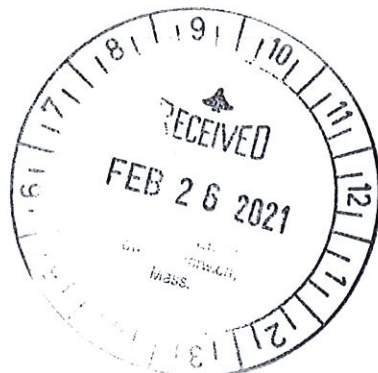
Written comments may be submitted to the Planning Board at the address shown below or emailing the Planning Assistant, Elaine Banta, at [ebanta@town.harwich.ma.us](mailto:ebanta@town.harwich.ma.us).

All documents related to the above cases are available on the Planning Board website or may be viewed by appointment only at the Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645.

In accordance with state law, this legal notice will also be available electronically at '[www.masspublicnotices.org](http://www.masspublicnotices.org).' The Town is not responsible for any errors in the electronic posting of this legal notice.

Duncan Berry, Chair

Cape Cod Chronicle Print Dates: March 4 & March 11, 2021



# TOWN OF HARWICH PLANNING DEPARTMENT



## PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW

FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE 12/17/2021

### PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Saumil Patel
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Saumil Patel (617) 669-9148
Mailing address	783 Main St
Town, ST, Zip	Harwich, MA 02645
Phone	(617) 669-9148
Fax	
E-mail	saumil5691@gmail.com

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.

Saumil Patel

Applicant

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 #

## PART B – PROJECT LOCATION

Legal Street Address	711 Main St	Village/Zip Code	Harwich/02645
Title Book/Page or L.C.C. #	Book: 28565 Page: 153		
Map(s) / Parcel(s)	41 - D8		
Zoning & Overlay Districts	C-V/HC Overlay	*Historic?	Yes
Frontage (linear feet)	144.01 Feet		
Total land area (s.f.)	27,441 s.f.		
Upland (s.f.)	27,441 s.f.	Wetlands (s.f.)	0 s.f.

## PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 10,202 s.f.	Net: 6,214 s.f.
Proposed Floor Area in Sq. Ft	Gross: None	Net: None
Change in Sq. Ft + / -	Gross: No change	Net: No change
Existing # of parking spaces	24	Proposed # of parking spaces: No change
Existing Use(s)	Convenience Store w/ take out food. 2 apartment on the 2nd floor	
Proposed Use(s) <i>Attach a separate narrative if necessary.</i>	Adding fence to the south side of parking lot. No change in Use.	

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\_\_\_\_, sub-paragraph #\_\_\_\_
- ☐ 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) \_\_\_\_\_
- ☐ Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan 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

February 18, 2021

To: Harwich Planning Board

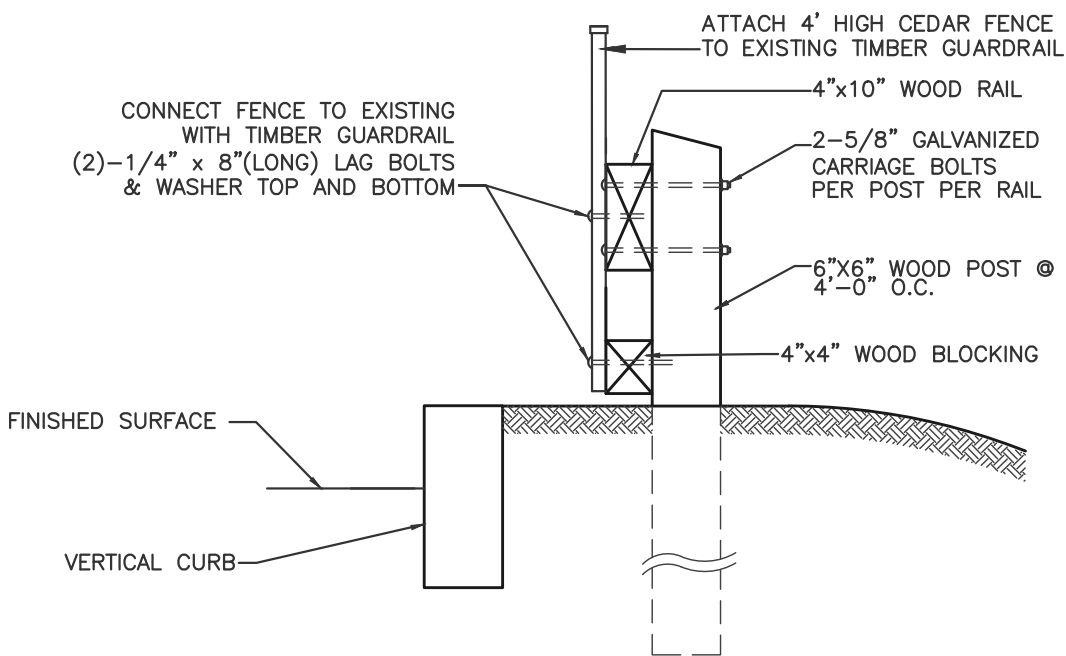
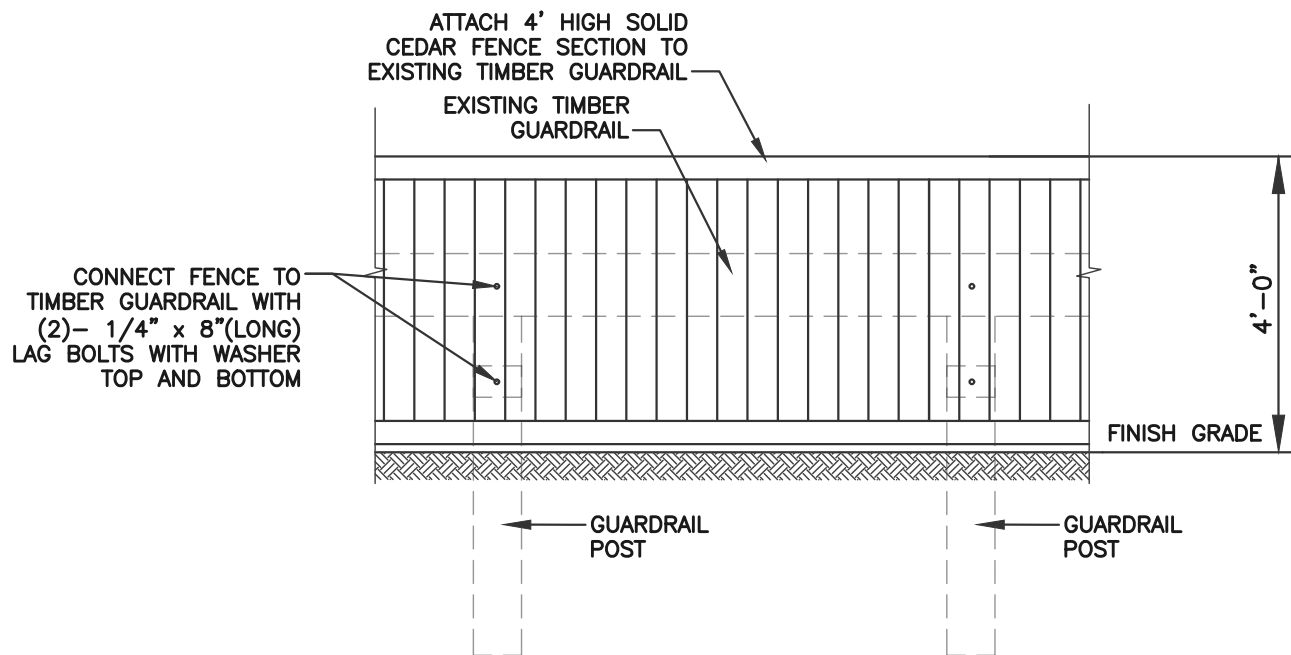
Re: 711 Main Street – Amended Site Plan for the Required Fence

Approval was recently received for a generator on the site and a condition of approval was a fence along the southerly property line.

At this time an amended Site Plan is requested to allow the fence to be relocated from the rear property line to just off the rear parking lot attached to the guardrail, per the submitted plans.







## CEDAR FENCE TO GUARDRAIL CONNECTION

NOT TO SCALE



112 STATE ROAD,  
N. DARTMOUTH, MA 02747  
TEL: (508) 858-5040 FAX: (508) 858-5041  
www.choubahgroup.com

Project:

PROPOSED  
CONVENIENCE  
STORE/DELI &  
APARTMENTS  
AT  
711 MAIN STREET,  
HARWICH, MA

Prepared For:

SAUMIL PATEL  
783 MAIN STREET  
HARWICH, MA 02645

Issue Date: 02/03/2021

Revisions

No.	Date	Description

Project Number: 18-511

Scale: AS SHOWN

Drawn By: C.M.S.

Designed By: H.C.

Reviewed By: H.C.

Sheet Title:

CEDAR FENCE  
TO GUARDRAIL  
CONNECTION

Sheet Number: 1 OF 1