

Harwich Planning Board Agenda
Tuesday, March 23, 2021 – 6:30 PM
Town Hall, 732 Main Street, Harwich

This meeting will be held **VIA REMOTE PARTICIPATION ONLY**.
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Please join my meeting from your computer, tablet or smartphone.

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Access Code: 976-116-053

- I. CALL TO ORDER; ROLL CALL** 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. 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 Districts.

B. Continuance: 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.

III. PUBLIC MEETING**

A. Covenant Releases:

1. PB2007-36 South Westgate Road – Mark Zippo (Original owner: Chapman)
2. PB2016-05 Denwich Road – Tonka Girl LLC, Mike Escher, Manager

B. New Business:

Board of Appeals Advisory Opinions March 31, 2021.

C. Old Business:

West Harwich Special District Design Guidelines: Sarah Korjeff – continued review.

D. 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, April 13, 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

Planning Board Agenda Item II.A.
For March 23, 2021
Limited Staff Report
PB2021-04 711 Main Street, LLC

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.

The Planning Board will open the public hearing on Tuesday, March 23, 2021 no earlier than at 6:30 p.m

Description

The property was granted a Site Plan Review Special Permit under PB2019-18 and amended Site Plan Review Special Permit under 2020-31. The application is pretty straight forward. The applicant now seeks approval to amend the Specials Permits and relocate the fence as described above.

The application packet was filed with the Town Clerk on February 18, 2021 and include the following:

1. Project Narrative
2. Cedar Fence to Guardrail Connection, Proposed Convenience Store/Deli & Apartment, 711 Main Street, Harwich, prepared by Choubah Engineering Group, P.C., dated 02/03/2021, Scale as shown, Sheet 1 of 1.
3. Site Layout Plan, Proposed Convenience Store/Deli & Apartment, 711 Main Street, Harwich, prepared by Choubah Engineering Group, P.C., dated 11/10/2020, Scale 1" = 20', Sheet 1 of 1
4. Application, Owner Authorization and appropriate fee(s)

Comments from other Boards, Departments, Committees

Fire and Health: No issues or concerns.

Planning Staff Comments

Elaine Banta: Charleen was able to review the application prior to her retirement. She notified the applicant that the plans were not stamped by a professional. The applicant immediately provided stamped plans.

No written correspondence has been received.

All other Planning Board requirements have been met.

BOARD VOTES

Continuance

If the Board requires additional information or wants to take the matter under advisement a motion to continue shall include the reason for the continuance and would be appropriate.

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 CV and Harwich Center Overlay Districts.
2. The relocation of fence will not impact the site or the uses on the property and may provide for better vehicle headlamp shielding for the neighboring properties at the rear.
3. The modification to the site as developed will not adversely affect the neighborhood.
4. There will be no nuisance or serious hazard to vehicles or pedestrians.
5. All conditions and provisions of cases PB2019-18 and PB2020-31 Site Plan Special Permits shall continue to be observed/enforced.
6. The specific site is an appropriate location for such a use, structure or condition.
7. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

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

- A. To **approve** the application and plans for **711 Main Street LLC, Saumil Patel – Manger**, to relocate the fence from the southerly property line to just off the rear parking lot attaching it to the guardrail. 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** the application and plans for **711 Main Street LLC, Saumil Patel – Manger**, to relocate the fence from the southerly property line to just off the rear parking lot attaching it to the guardrail. 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.
Condition(s) of Approval: (*List conditions*)
- C. To **deny** the application and plans for **711 Main Street LLC, Saumil Patel – Manger**, to relocate the fence from the southerly property line to just off the rear parking lot attaching it to the guardrail. Reason(s) for Denial (*List reasons*)

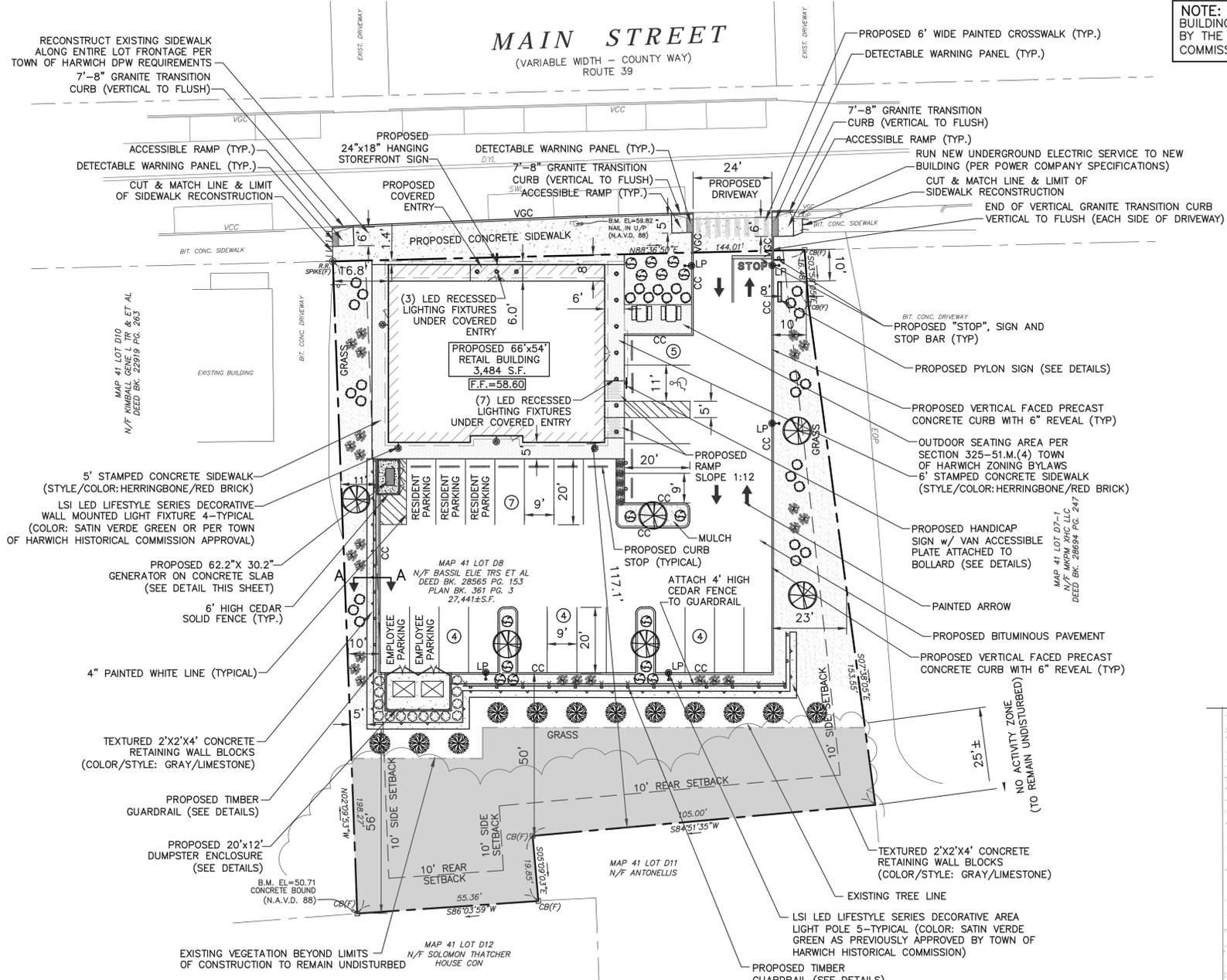
February 18, 2021

To: Harwich Planning Board

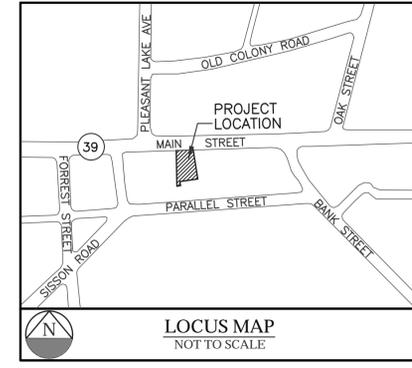
Re: 711 Main Street – Amended Site Plan for the Required Fence

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.



NOTE:
BUILDING PLANS HAVE BEEN APPROVED
BY THE HISTORIC DISTRICT HISTORICAL
COMMISSION CASE#: HH 2019-05



MASSACHUSETTS COORDINATE SYSTEM
GRID NORTH - NAD 83

BUILDING 1st FLOOR AREA BREAKDOWN

CONVENIENCE STORE:	= 2,180 S.F.
DELI & SEATING AREA:	= 630 S.F.
ACCESS TO SECOND FLOOR AND SPRINKLER ROOM:	= 674 S.F.
TOTAL FIRST FLOOR AREA:	= 3,484 S.F.

SITE DATA :
ADDRESS: 711 MAIN STREET,
HARWICH, MA 02645
ASSESSORS MAP 41 LOT D8
ZONING DISTRICT: COMMERCIAL VILLAGE
AREA: 27,441 Sq.Ft. (0.63 Acre)
USE: CONVENIENCE STORE WITH TWO
RESIDENTIAL APARTMENTS

711 MAIN STREET, HARWICH, MA
ZONING ANALYSIS TABLE (C-V) COMMERCIAL VILLAGE (HCHDO) HARWICH CENTER HISTORIC DISTRICT OVERLAY

ZONING CRITERIA	REQUIRED		EXISTING	PROPOSED
	C-V	HCHDO		
MIN. LOT SIZE	40,000 S.F.	15,000 S.F.	27,441 S.F.	27,441 S.F.
MIN. FRONTAGE	150'	150'	141.01'	141.01'
MAX. LOT COVERAGE	80%	80%	44.0%	53.0%
MAX. BUILDING COVERAGE	50%	50%	1.2%	13.0%
MAX. BLDG. HEIGHT	30' (2.5 STORIES)	30' (2.5 STORIES)	30' +/-	30' +/-
MIN. FRONT SETBACK	25'	***	64.4'	1.4'
MIN. REAR SETBACK	20'	10'	96.8'	117.1'
MIN. SIDE SETBACK	20'	10'	53.6'	14.9'

*** FRONT SETBACK REQUIREMENTS FOR HARWICH CENTER OVERLAY DISTRICT SHALL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW BASED ON EXISTING DEVELOPMENT PATTERNS AND THE ELEMENTS OF THE PROPOSED PROJECT.

Choubah Engineering Group, p.c.
CEG
Consulting Professional Engineers
112 STATE ROAD (ROUTE 6),
No. 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

Applicant:
**SAUMIL PATEL
783 MAIN STREET
HARWICH, MA 02645**

Owner:
**BASSIL ELIE TRS ET AL
BASSIL RABIH TRS
8A HEADWATER DRIVE,
WEST YARMOUTH, MA 02673**

Deed Reference:
**OWNER'S REFERENCE
BOOK 28565 - PAGE 153
PLAN BOOK 361 - PAGE 3**

Issue Date: 11/10/2020

Revisions		
No.	Date	Description

Project Number: 18-511
Scale: AS SHOWN
Designed By: CMS
Drawn By: CMS Checked By: HC

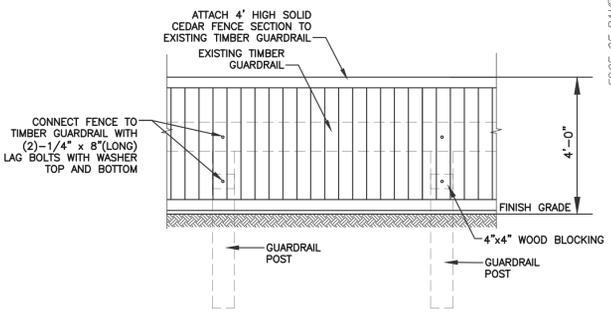
Sheet Title:
SITE LAYOUT PLAN

Sheet Number: 1 OF 1

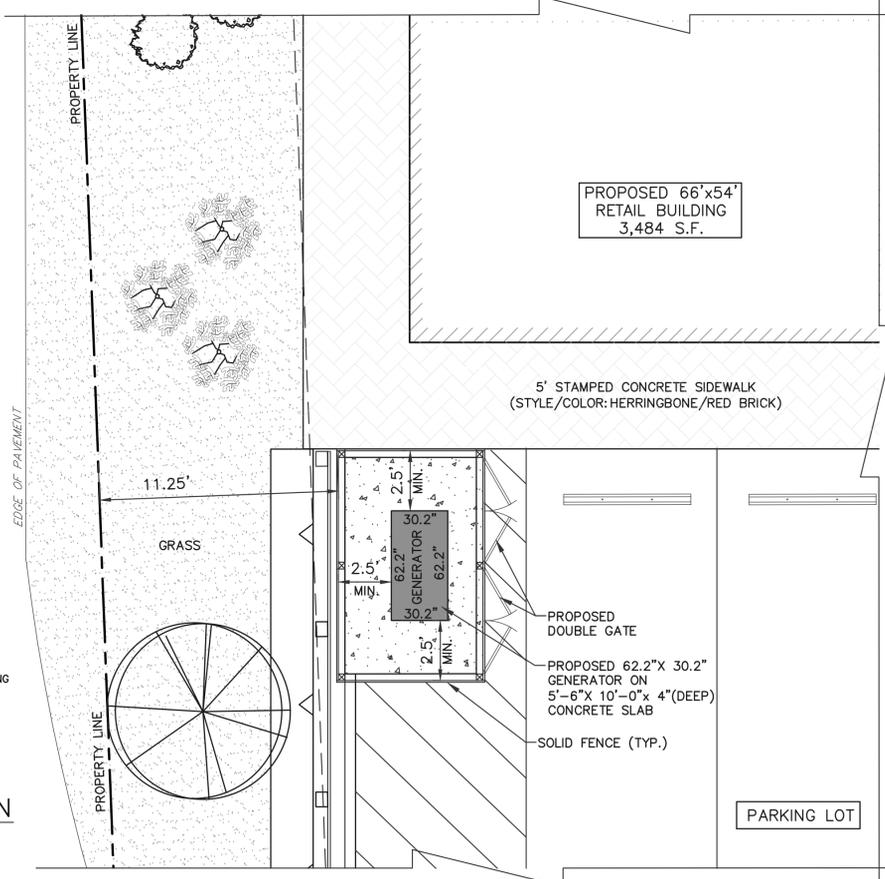
- NOTES:**
- THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
 - THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE AND PURPOSE FOR THE PARTY STATED HEREON AND SHALL NOT BE USED BY ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BORDERLAND ENGINEERING, INC.
 - THIS SITE DOES NOT FALL WITHIN A SPECIAL HAZARD FLOOD ZONE AS DESIGNATED BY F.I.R.M. 25001C0612J EFFECTIVE DATE JUNE 7, 2012.
 - UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASSACHUSETTS LAW) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 {1(888)DIG-SAFE}.

PARKING DATA

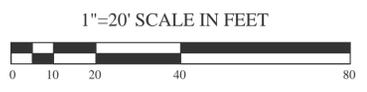
RETAIL (CONVENIENCE STORE): ONE (1) SPACE PER ONE HUNDRED FIFTY (150) SQUARE FEET OF FLOOR AREA DEDICATED TO CUSTOMER USE OR DISPLAY, BUT NOT LESS THAN 70% OF THE TOTAL AREA. 70% TOTAL AREA = 0.7 X 2,180 S.F./150 S.F. = 10 SPACES
RESTAURANT FAST FOOD TAKEOUT (DELI): ONE (1) PER EMPLOYEE MAXIMUM SHIFT, PLUS SIX (6), PLUS ONE (1) PER FOUR (4) SEATS, INDOOR OR OUTDOOR. 1 EMPLOYEE + 12 SEATS (INDOOR/OUTDOOR)/4 + 6 SPACES = 10 SPACES
MULTI FAMILY OR MIXED USE DEVELOPMENT: 1.5 SPACES PER UNIT (2 UNITS) X (1.5 SPACES) = 3 SPACES
TOTAL PARKING REQUIRED = 23 SPACES
PROVIDED: TOTAL PARKING PROVIDED = 24 SPACES

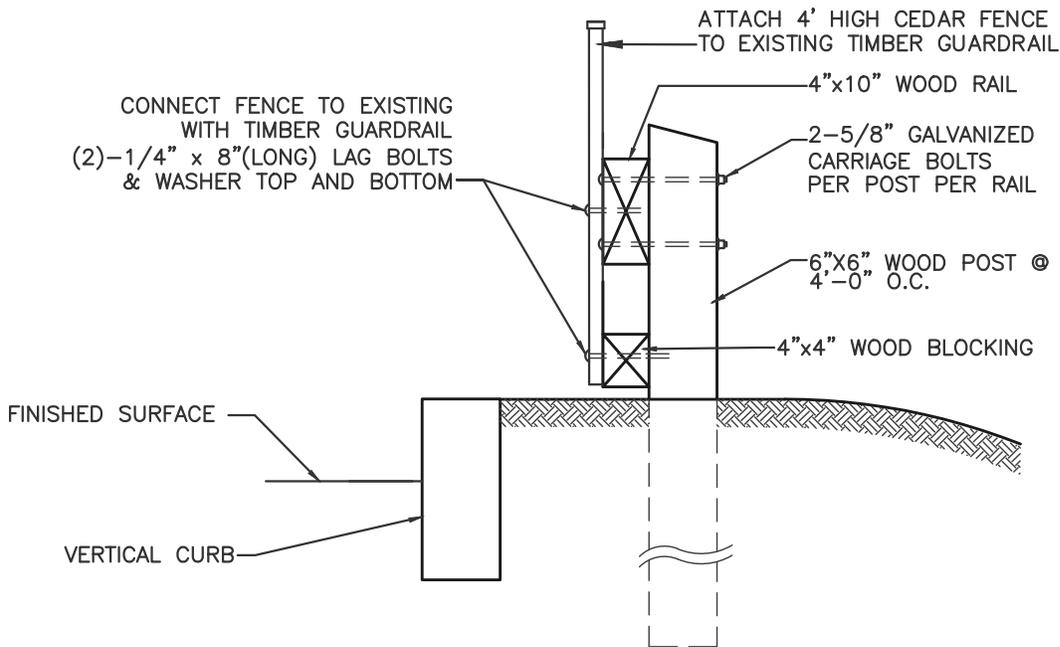
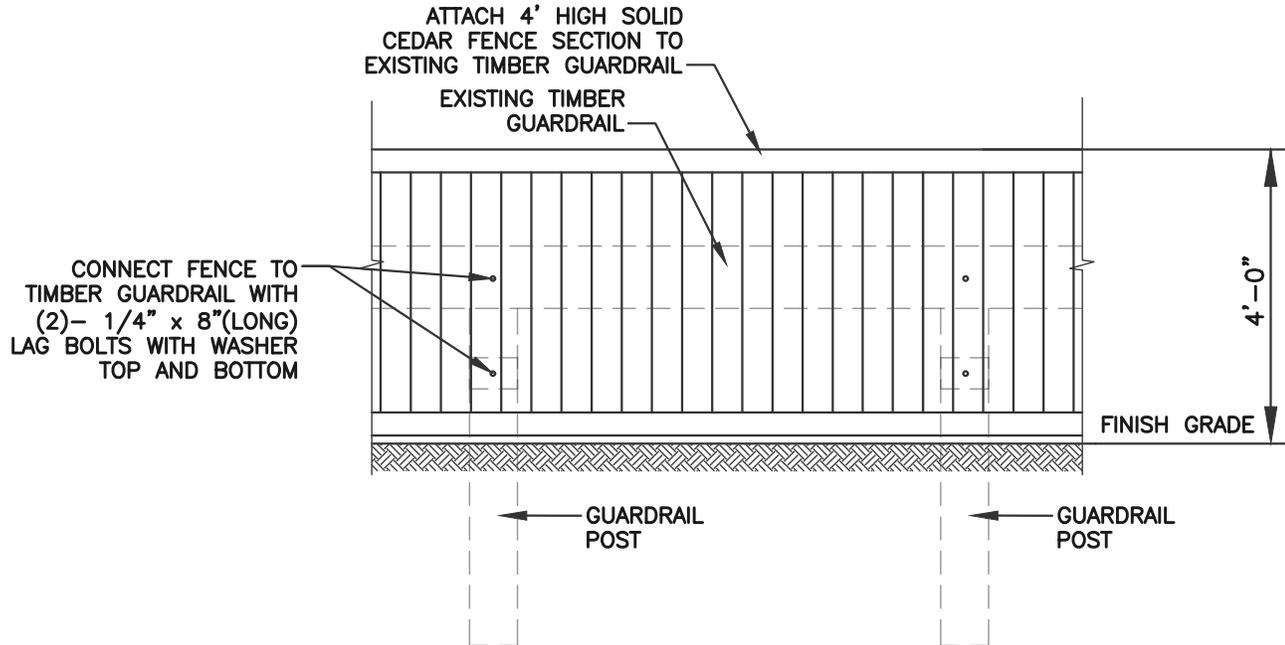


CEDAR FENCE TO GUARDRAIL CONNECTION
NOT TO SCALE



GENERATOR ENCLOSURE DETAIL
NOT TO SCALE





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

Planning Board Agenda Item II.B.
For March 23, 2021
Limited Staff Report
PB2020-24 195 Queen Anne Road, LLC

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.

The Planning Board will open the public hearing on Tuesday, March 23, 2021 no earlier than 6:30 p.m. *The hearing was originally opened at the October 6, 2020 meeting, with no testimony taken as the applicant requested a continuance. Further continuances were requested and granted for October 27, 2020, December 1, 2020, January 12, 2021 and March 12, 2021.*

Description

The property was granted a Site Plan Review Special Permit for a 7,840 SF, 9-bay, warehouse structure under case PB2001-47.

The applicants now seek approval to construct a second warehouse structure over 7,500 SF, thus requiring a Site Plan Special Review and Use Special Permit for a structure.

The application packet was filed with the Town Clerk on September 1, 2020 with revised plans and information submitted on the following dates: September 28, 2020 and February 23, 2021. The following is a list of the items most recently filed and therefore pertinent to the Board's review and include the following:

1. Project Narrative – 195 Queen Anne Road, Harwich
2. Drainage Calculations
3. Civil Site Plan set of 195 Queen Anne Road, Harwich, MA, 5 sheets, rev 2-19-2021;
 - a. Site/Landscape Plan, prepared by Daniel A. Ojala, P.L.S., P.E, last revised 02-19-2021, Sheet 1 or 5.
 - b. Title 5 Details Site Plan, prepared by Daniel A. Ojala, P.L.S., P.E, last revised 02-19-2021, Sheet 2 or 5.
 - c. Details/Lighting Site Plan, prepared by Daniel A. Ojala, P.L.S., P.E, last revised 02-19-2021, Sheet 3 or 5.
 - d. Detail Sheet Site Plan, prepared by Daniel A. Ojala, P.L.S., P.E, last revised 02-19-2021, Sheet 4 or 5.
 - e. Existing Conditions, prepared by Daniel A. Ojala, P.L.S., P.E, last revised 02-19-2021, Sheet 5 or 5.
4. Building Floor Plan, last revised 2-19-2021
5. Building Elevations and 3D Plan, Architectural – (A) Building A, 2 sheets and 3D building plan, 1 sheet, A&S Building Systems, last revised 2-19-21
6. 3D building plan, 1 sheet, last revised 2-19-21
7. Municipal Lien Certificate

8. Application, Owner Authorization and appropriate fee(s)

Departmental Comments: On February 24, 2021 departmental comments were solicited based on the new plans that were submitted.

Conservation, Police and Fire: No comments

Health: A fully-compliant septic system must be approved prior to building permit issuance.

Highway:

- 1.) To make the property owner/developer aware, Queen Anne Road was recently resurfaced and is now under a 5 yr. Road Cut Moratorium. I notice that the new gas service is proposed to come off the gas main under pavement, at this time and until fall of 2025 that will not be possible. It is not clear where the water main is located but this moratorium may effect that as well.
- 2.) The D.P.W. also request the repair/restoration of the chain link fence damaged over the years. It appears that things have been leaned against or pile on it over the years causing significant damage. The areas in question are along the eastern and northern property lines.

Engineering: Stormwater hearing scheduled for March 22, 2021. Comments to follow.

Water: Due to the length of the service the property will require a meter pit to be located at the front of the parcel along Queen Anne Road. I would recommend they move the meter pit into the island along QA to keep it out of the road reducing the structural requirements for the meter pit.

Planning Staff Comments:

Elaine Banta: The applicant has summited revisions to reduce the structure size to 7,480 SF with five (5) bays with corresponding appurtenant changes to the surroundings.

BOARD VOTES

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 case PB2020-24; 195 Queen Anne Road, LLC to no earlier than 6:30 pm on _____ (Next 2 meeting dates: *April 13, 2021 and April 27, 2021*) for the following reason(s): *Need to provide reasons for the continuance i.e. additional information, etc.*

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 I-L zoning districts.
2. The parking complies with the requirements of Article IX, Off-Street Parking Regulations.
3. Adequate landscaping and buffers for adjacent residential properties have been provided.
4. Screening of parking complies with the provisions of § 325-43.
5. The proposed use is allowable with a Special Permit.

6. The use as developed will not adversely affect the neighborhood.
7. The specific site is an appropriate location for such a use, structure or condition.
8. There will be no nuisance or serious hazard to vehicles or pedestrians.
9. 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** the application submission PB2020-24; 195 Queen Anne Road, LLC for a Use Special Permit for structures with 20 or more new parking spaces. 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. Supplemental Regulations pursuant to Section 325-14.I shall be met Manufacturing.
 2. Any change of use may require further Planning Board review.
- B. To **deny** the application submission PB2020-24; 195 Queen Anne Road, LLC. 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** the application submission and plans for PB2020-24; 195 Queen Anne Road, LLC to construct an industrial warehouse/contractor structure (5 bays, 7,480 SF). 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:

Conditions of Approval

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. Water Department requirements shall be met.
 3. Any changes to existing signage or new signage shall met the requirements of Article VII – Sign Regulations.
 4. Conformance with the Town Code Section 400-18.G Inspection, Certificate of Completion and As-built plan shall be met.
 5. This decision shall be recorded at the Barnstable County Registry of Deeds.
- B. To **deny** the application submission and plans for PB2020-24; 195 Queen Anne Road, LLC. The decision is based on the fact that the Use Special Permit for the “Manufacturing” was denied and therefore the Site Plan is no long viable or necessary.

Project Narrative

195 Queen Anne Road, Harwich

Proposed project is at 195 Queen Anne Road, Harwich, the lot size is 85,749 square feet (1.97 acres±) and is all upland in the Industrial – Limited zone, and is not located in the water protection zone.

The existing warehouse / contractor bays and auto services are proposed to remain. Proposed new building of 9,900 square feet. The parking area will also be expanded as required to provide an additional 33 parking spaces for a total of 54 parking spaces. Proposed uses in the new building are warehouse /contractor bays.

Drainage, lighting and landscaping improvements are planned for the site. A floor drain tight tank is proposed, along with a Title 5 septic for the new rear building.

The existing ladder sign on Queen Anne Road and the existing curb cuts will remain.

From: downcape@downcape.com
To: "Charleen Greenhalgh"
Cc: Priscilla@downcape.com
Subject: 195 Queen Anne Road
Date: Thursday, September 24, 2020 7:52:10 PM
Attachments: [20-064 BLDG PLAN VIEW.pdf](#)

Charleen :

Attached is a proposed building floor plan enlarged to 1/8" scale for clarity.

Per the owner the current uses in the existing building are:

- Unit 1: Car repair and sales
- Unit 2: Storage
- Unit 3: Landscaper A
- Unit 4: Landscaper B
- Unit 5: Landscaper A (has 2 bays)
- Unit 6: Landscaper C
- Unit 7 Landscaper C (has 2 bays)
- Unit 8 : Spray Foam Applier
- Unit 9: Spray Foam Applier (has 2 bays)

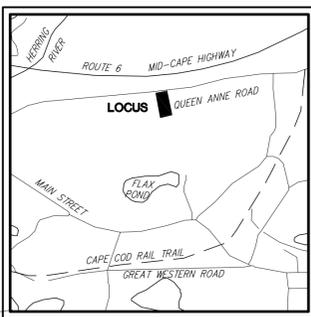


Proposed uses are contractor bays and storage/warehouse use.

I added seven additional parking spaces to cover unknowns in exact usage.

There is no office space planned, just a bathroom for each unit.

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



LOCUS MAP

SCALE 1"=2000'±
 LOCUS ASSESSORS
 MAP 58-F1_2
 LOT SIZE: 1.97 AC.
 OWNER: 195 QUEEN ANNE ROAD, LLC
 ONE WASHINGTON MALL, 16TH FLOOR
 BOSTON, MA 02108
 CERTIFICATE: 222354
 LCP 42051-A

QUEEN ANNE ROAD

ZONING SUMMARY

ZONING DISTRICT: I-L DISTRICT

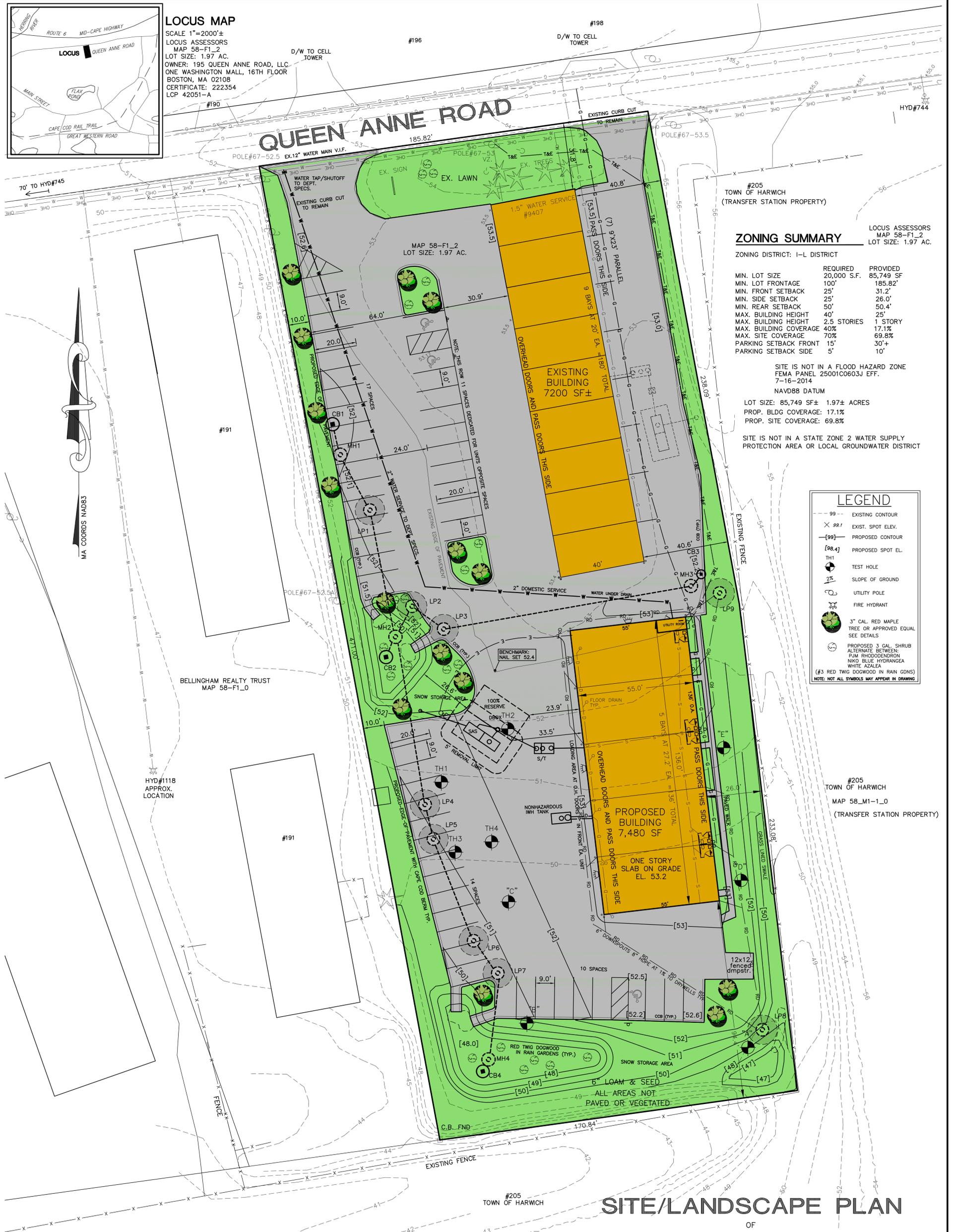
	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 S.F.	85,749 SF
MIN. LOT FRONTAGE	100'	185.82'
MIN. FRONT SETBACK	25'	31.2'
MIN. SIDE SETBACK	25'	26.0'
MIN. REAR SETBACK	50'	50.4'
MAX. BUILDING HEIGHT	40'	25'
MAX. BUILDING HEIGHT	2.5 STORIES	1 STORY
MAX. BUILDING COVERAGE	40%	17.1%
MAX. SITE COVERAGE	70%	69.8%
PARKING SETBACK FRONT	15'	30'+
PARKING SETBACK SIDE	5'	10'

SITE IS NOT IN A FLOOD HAZARD ZONE
 FEMA PANEL 25001C0603J EFF.
 7-16-2014
 NAVD88 DATUM
 LOT SIZE: 85,749 SF ± 1.97± ACRES
 PROP. BLDG COVERAGE: 17.1%
 PROP. SITE COVERAGE: 69.8%

SITE IS NOT IN A STATE ZONE 2 WATER SUPPLY PROTECTION AREA OR LOCAL GROUNDWATER DISTRICT

LEGEND

- - - EXISTING CONTOUR
- X 99.1 EXIST. SPOT ELEV.
- [99] PROPOSED CONTOUR
- [98.4] PROPOSED SPOT EL.
- TH1 TEST HOLE
- 2% SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT
- 3" CAL. RED MAPLE TREE OR APPROVED EQUAL SEE DETAILS
- PROPOSED 3 GAL. SHRUB ALTERNATE BETWEEN: PUM RHODODENDRON, NIKO BLUE HYDRANGEA, WHITE AZALEA, (#3 RED TWIG DOGWOOD IN RAIN GDNS)
- (NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING)



SITE/LANDSCAPE PLAN

#195 QUEEN ANNE ROAD HARWICH, MA

195 QUEEN ANNE ROAD, LLC

PARKING CALCULATIONS:

NEW BUILDING:
 WAREHOUSE/CONTRACTOR BAYS: 1/1,000 SF + 1/EMPL.
 7480 SF / 1000 = 7.5 + 10 empl. + 5Comp.Veh.=22.5

EXISTING BUILDING:
 AUTO SALES: 800 SF / 3000 +6 CARS +2 EMPL=9
 AUTO SERVICE: 2 EMPL.+2/BAY +3 CARS = 7
 WAREHOUSE/CONTRACTOR BAYS: 1/1000 +1/EMPL.
 5584 SF/1000 = 6 + 6 EMPL. = 12 SPACES

ADDITIONAL COMPANY VEHICLES: 8 = 8 SPACES

TOTAL REQUIRED: 59

PROVIDED: 59 INCLUDING 3 VAN HANDICAP SPACES

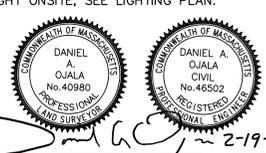
10% INTERIOR LANDSCAPE OF NEW PARKING: 3069/21163 = 14% OK

TREES: 59 SPACES / 5 = 12 TREES REQ. 15 PROVIDED

NOTES:
 WAIVER REQUESTED (IF DEEMED REQUIRED) TO HAVE OVERHEAD DOORS SERVE AS THE LOADING/SERVICE AREA FOR EACH UNIT.

NO OUTSIDE STORAGE, INCLUDING VEHICLES (EXCEPT THOSE ASSOCIATED WITH AN APPROVED AUTOMOTIVE SERVICE OR SALES USE) ARE PROHIBITED ON THE SITE INCLUDING DESIGNATED PARKING SPACES.

LIGHTS TO BE FULL CUTOFF, ADD SHIELDS IF NEEDED TO CONTAIN ALL LIGHT ONSITE, SEE LIGHTING PLAN.



DANIEL A. OJALA PLS DATE
 PERMIT SET - NOT FOR CONSTRUCTION



PREPARED FOR
195 QUEEN ANNE ROAD, LLC

DATE: 8-31-2020
 REV. 9-23-2020 (ADJUST PARKING/ISLANDS/STAFF COMMENTS)
 REV. 2-19-2021 (REDUCE BLDG, PARKING/RAIN GARDENS)

off 508-362-4541
 fax 508-362-9880
 downcape.com @

down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

LEGEND

- 99 - EXISTING CONTOUR
- X 89.1 - EXIST. SPOT ELEV.
- (99.4) - PROPOSED CONTOUR
- (89.4) - PROPOSED SPOT EL.
- TH1 - TEST HOLE
- 25 - SLOPE OF GROUND
- ULP - UTILITY POLE
- CO2 - FIRE HYDRANT

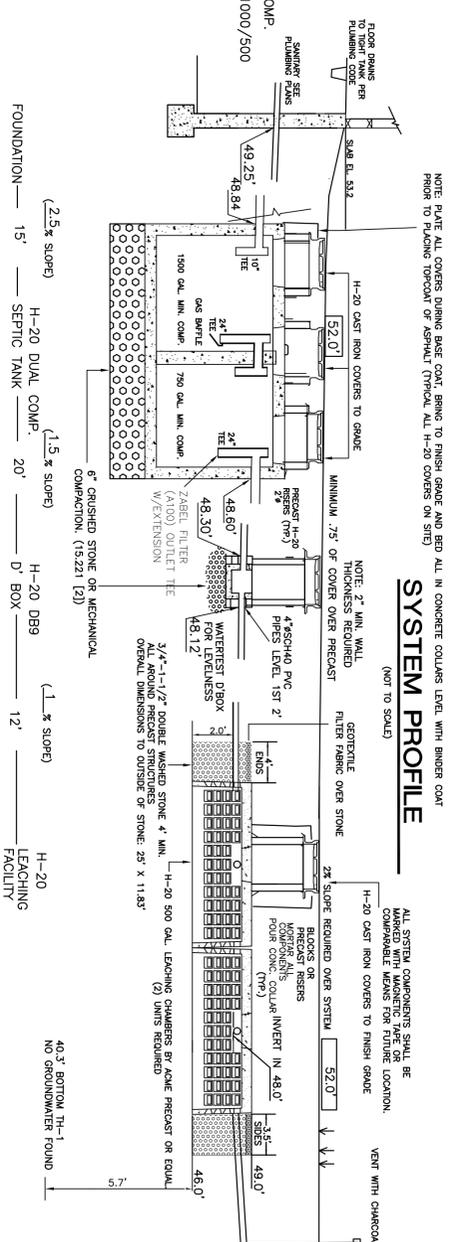
NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

SYSTEM DESIGN:

GARAGE DISPOSER IS NOT ALLOWED
 DESIGN FLOW: 9900 SF WAREHOUSE/CONTRACTOR BAYS
 22 PERSONS MAX AT 15GPD/WORKER = 330 GPD
 USE A 330 GPD DESIGN FLOW
 SEPTIC TANK: 330 GPD (2) = 660 1ST COMP., 330 2ND COMP.
 LEACHING:
 SIDES: 2 (12.83 + 25) 2 (7.4) = 112 GPD
 BOTTOM: 12.83x25x (.74) = 237 GPD
 TOTAL: X S.F. = 350 GPD
 USE (2) 500 GAL. LEACHING CHAMBERS (A/CME OR EQUAL)
 WITH 4" STONE AT ENDS AND 4" AT SIDES

APPROVED _____ DATE _____ BOARD OF HEALTH _____ MA

SYSTEM PROFILE
(NOT TO SCALE)



NOTES

1. DATUM IS MAA0388
2. MUNICIPAL WATER IS AVAILABLE
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE ASHIO H-20
5. PIPE JOINTS TO BE MADE WATER-TIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CDMR 15.000 (TITLE 5)
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED UNLESS OTHERWISE NOTED. PERMITS MUST BE OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING UTILITIES AND VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. ANY UNSATURABLE MATERIAL ENCOUNTERED SHALL BE REMOVED 5' BENEATH AND AROUND THE PROPOSED LEACHING FACILITY.
12. FOUR INCH LOAM AND SEED ALL DISTURBED AREAS NOT OTHERWISE NOTED. PROVIDE AUTE EROSION CONTROL NETTING (NORTH AMERICAN GREEN OR APPROVED EQUAL) ON ALL SLOPES OVER 10%.

DRAINAGE SOIL TESTS:

ENGINEER: DANIEL A. OJALA PE PLS., SE
 DATE: 04/09/2020

TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.	TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.	TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.	TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.
1	0"	FILL LS	49.0'	2	0"	FILL GRAVEL	49.3'	3	0"	FILL LS	49.8'	4	0"	FILL LS	50.5'
1	10YR 4/2		8"	2	10YR 4/2		43.3'	3	10YR 4/2		48.8'	4	10YR 4/2		45.2'
1	84"	A/B	42.0'	2	72"	FILL MIXED	72"	3	72"	C	72"	4	72"	C	44.5'
1	120"	M/C S	39.0'	2		M/C S		3		M/C S		4		M/C S	
1	180"	NAT	34.0'	2		NAT		3		NAT		4		NAT	
NO GROUNDWATER ENCOUNTERED															
NO GROUNDWATER ENCOUNTERED															
NO GROUNDWATER ENCOUNTERED															
NO GROUNDWATER ENCOUNTERED															

TEST HOLE LOGS

ENGINEER: CRAIG FERRARI, SE #13587
 WITNESS: KATHLEEN TENAGLIA RS
 DATE: 8/05/20
 PERC. RATE = < 2 MIN/INCH
 CLASS 1 SOILS P# 14729

TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.	TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.	TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.	TEST NO.	DEPTH (FT)	SOIL TYPE	ELEV.
1	0"	FILL LS	50.8'	2	0"	FILL LS	51'	3	0"	FILL LS	50.2'	4	0"	FILL LS	50.5'
1	10YR 4/2		48.8'	2	10YR 4/2		45'	3	10YR 4/2		49.7'	4	10YR 4/2		49'
1	24"	C	72"	2	6"	C	6"	3	6"	C	6"	4	6"	C	6"
1	2.5Y 7/4	MS	40.3'	2	2.5Y 7/4	MS	40.3'	3	2.5Y 7/4	MS	40.3'	4	2.5Y 7/4	MS	40.5'
NO GROUNDWATER ENCOUNTERED															
NO GROUNDWATER ENCOUNTERED															
NO GROUNDWATER ENCOUNTERED															

HYDROGEOLOGIC INFORMATION:
 SITE IS LOCATED OUTSIDE OF THE MA DEP MAPPED ZONE II RECHARGE AREA FOR A PUBLIC WELL IN THE IL ZONING DISTRICT SOUTH OF QUEEN ANNE ROAD IN HARWICH. GROUNDWATER IS ESTIMATED TO BE AT ELEVATION 10 TO 20 FEET BELOW GROUND SURFACE. GROUNDWATER FLOW IS TO THE SOUTH PER THE 2" CONTOUR GROUNDWATER MAPPING OF THE AREA. PROPOSED ARE TYPICAL. WAREHOUSE/CONTRACTOR BAY TYPE USES AND THE BUILDING IS TO HAVE SEALED CONCRETE FLOORS WITH FLOOR DRAINS LEADING TO A DUAL CONTAINMENT TIGHT-TANK (NON-HAZARDOUS INDUSTRIAL WASTEWATER HOLDING TANK) PER THE LATEST PLUMBING CODE AND MA 314 CDMR 18.00. THE PAVED PARKING LOT IMPERVIOUS SURFACES ARE TO BE REMOVED AND REPLACED WITH PERMEABLE SURFACES TO DEEP SWAMP HOODED MANHOLES TO REMOVE THE 44% MA DEP STORMWATER MANAGEMENT GUIDELINES. THE MA DEP SITE IS ADJACENT THE CAPED MUNICIPAL LANDFILL, AND GROUNDWATER IS GREATER THAN 25' BELOW FINISH SITE GRADES.

TITLE 5 DETAILS
 OF
195 QUEEN ANNE ROAD
HARWICH, MA

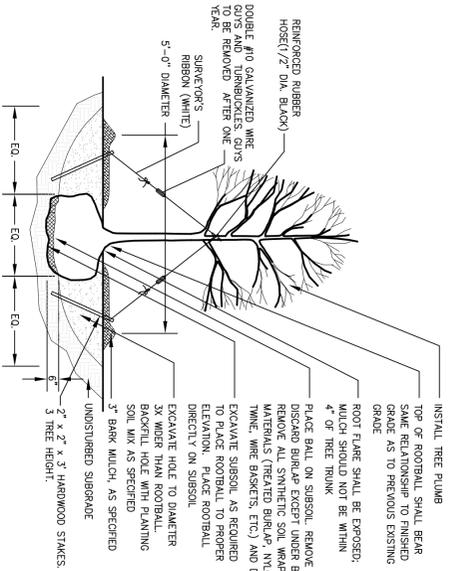
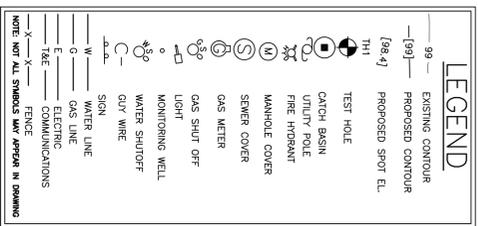
PREPARED FOR
195 QUEEN ANNE ROAD, LLC

DATE: 8-31-2020
 REV. 9-23-2020 (ADJUST PARKING/ISLANDS/STAFF COMMENTS)
 REV. 2-19-2021 (REDUCE BLDG. PARKING/RAIN GARDENS)



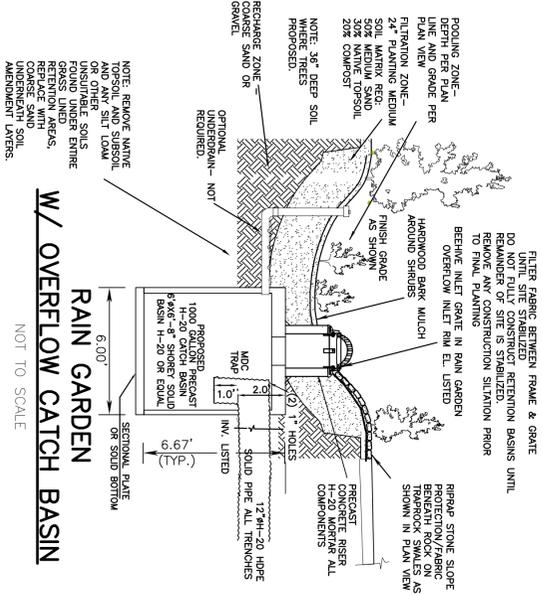
TOWN OF HARWICH
 MAP 58.M1-1.0
 (TRANSFER STATION PROPERTY)

down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675
 Tel: 508-352-4541
 Fax: 508-352-9880
 www.downcape.com



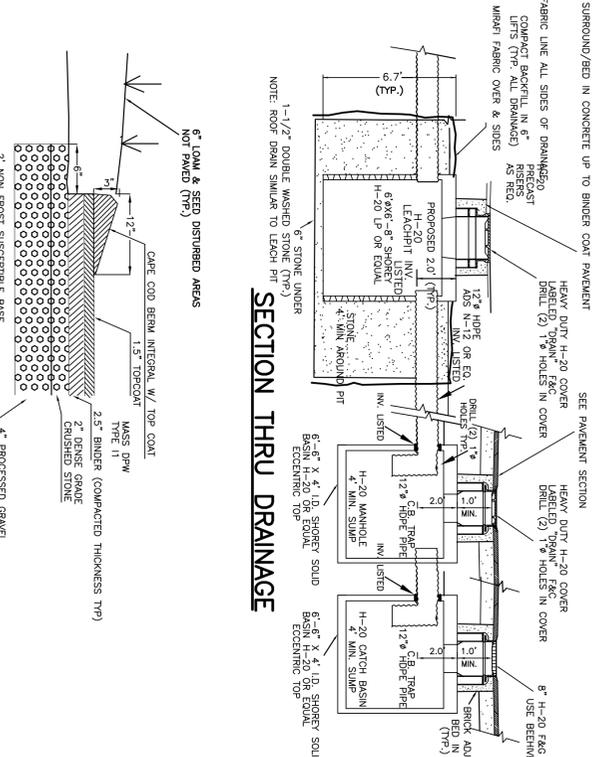
DECIDUOUS TREE PLANTING FOR 2.5" CAL. AND ABOVE

NOT TO SCALE



RAIN GARDEN W/ OVERFLOW CATCH BASIN

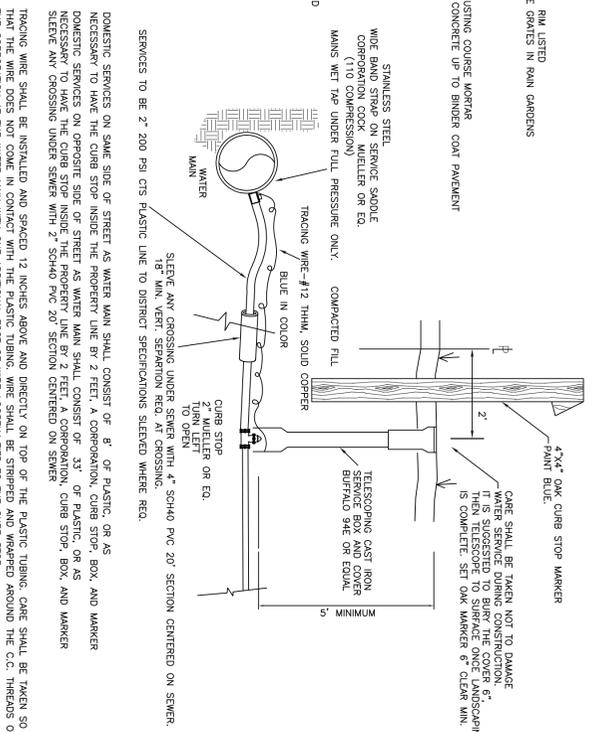
NOT TO SCALE



SECTION THRU DRAINAGE

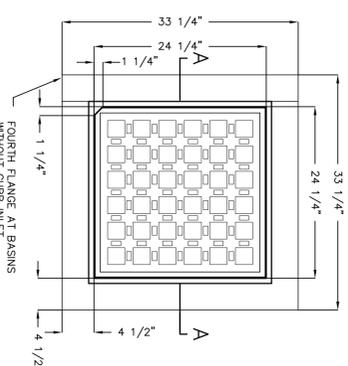
PAVEMENT CROSS SECTION

NOT TO SCALE



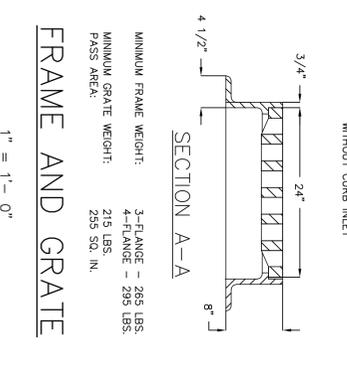
WATER SERVICE SECTION

NOT TO SCALE



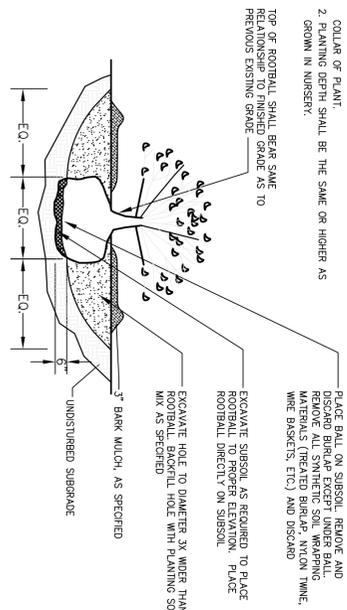
TYPICAL ACCESS COVER

SCALE: 3/4" = 1'-0"



FRAME AND GRATE

1" = 1'-0"



SHRUB PLANTING

NOT TO SCALE

GENERAL SEEDING NOTES

- 1) PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 15 AND MAY 31 AND AUGUST 15 AND OCTOBER 15. SOIL PREP: 10% TURF TRESS (10% TURF TRESS), 10% BLUEGRASS (10% BLUEGRASS), 10% PERennial Ryegrass (10% PERennial Ryegrass), 10% NASSAU OR BAHAM BENTONIC BLUEGRASS. SEEDING RATE: 5# PER 1,000 SQ. FT. OR 200# PER ACRE.
- 2) PERMANENT SEEDING TO BE APPLIED BY BROADCAST OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 4.
- 3) REPAIRER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT KEEPING COVER SHALL BE 10-10-10 APPLIED AT A RATE OF 15# PER 1,000 SQ. FT. OR AS DETERMINED BY SOIL TESTS. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 90# PER 1,000 SQ. FT. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 15# PER 1,000 SQ. FT.

GENERAL PLANTING NOTES

- 1) ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION OR THE BRITISH STANDARD BS 2800. ALL PLANT MATERIAL SHALL BE CERTIFIED FREE FROM DISEASE AND INSECT PESTS. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- 2) PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- 3) NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- 4) ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTORS FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REPLACED. INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR.
- 5) ALL PLANTING BEDS SHALL RECEIVE 2" OF SHREDED PINE BARK.

DRAINAGE ELEV. SCHEDULE

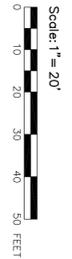
NAME	R/W	INV.	(NOTE: INV. OUT 0.1' LOWER THAN INV. IN ON WH'S)
CB1	51.7	47.0	
CB2	50.5	48.0	(BEEHIVE GRATE)
CB3	52.2	49.2	
CB4	48.2	45.2	(BEEHIVE GRATE)
MH1	51.9	46.4	
MH2	52.0	46.4	
MH3	52.4	49.1	
MH4	48.4	45.1	
LP1	52.2	45.0	
LP2	52.1	45.0	
LP3	52.3	45.0	
LP4	51.0	45.0	
LP5	50.8	45.0	
LP6	51.0	45.0	
LP7	50.1	45.0	
LP8	50.4	46.0	
LP9	52.5	47.5	

DETAIL SHEET SITE PLAN

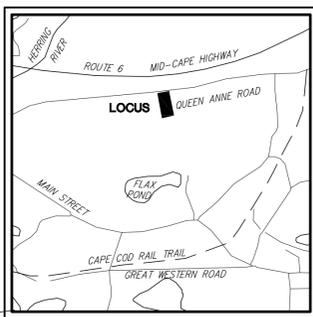
195 QUEEN ANNE ROAD HARWICH, MA

195 QUEEN ANNE ROAD, LLC

DATE: 8-31-2020
REV. 9-23-2020 (ADJUST PARKING/ISLANDS/STAFF COMMENTS)
REV. 2-19-2021 (REDUCE BLDG. PARKING/RAIN GARDENS)



PERMIT SET - NOT FOR CONSTRUCTION



LOCUS MAP
SCALE 1"=2000'±

OWNER: 195 QUEEN ANNE ROAD, LLC
ONE WASHINGTON MALL, 16TH FLOOR
BOSTON, MA 02108

QUEEN ANNE ROAD

ZONING SUMMARY

ZONING DISTRICT: I-L DISTRICT

	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 S.F.	85,749 SF
MIN. LOT FRONTAGE	100'	185.82'
MIN. FRONT SETBACK	25'	31.8'
MIN. SIDE SETBACK	25'	40.6'
MIN. REAR SETBACK	50'	>50'
MAX. BUILDING HEIGHT	40'	25'
MAX. BUILDING HEIGHT	2.5 STORIES	1 STORY
MAX. BUILDING COVERAGE	40%	8.4%
MAX. SITE COVERAGE	70%	40%+/-
PARKING SETBACK FRONT	15'	30'+
PARKING SETBACK SIDE	5'	10'

SITE IS NOT IN A FLOOD HAZARD ZONE
FEMA PANEL 25001C0603J EFF.
7-16-2014

NAVD88 DATUM

LOT SIZE: 85,749 SF± 1.97± ACRES

SITE IS NOT IN A STATE ZONE 2 WATER SUPPLY
PROTECTION AREA OR LOCAL GROUNDWATER DISTRICT
NOTIFY DIGSAFE AT 811, CONFIRM ALL UTILITIES PRIOR TO
ANY EXCAVATION ON SITE. SEE NOTES OTHER SHEETS.

LEGEND

- - - EXISTING CONTOUR
- X 99.1 EXIST. SPOT ELEV.
- [99] - PROPOSED CONTOUR
- [98.4] PROPOSED SPOT EL.
- TH1 TEST HOLE
- 2% SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

OWNER: 195 QUEEN ANNE ROAD, LLC
ONE WASHINGTON MALL, 16TH FLOOR
BOSTON, MA 02108
CERTIFICATE: 222354

EXISTING CONDITIONS

**#195 QUEEN ANNE ROAD
HARWICH, MA**

PREPARED FOR

195 QUEEN ANNE ROAD, LLC

DATE: 8-31-2020
REV. 9-23-2020 (ADJUST PARKING/ISLANDS/STAFF COMMENTS)
REV. 2-19-2021 (NO CHANGE THIS SHEET)

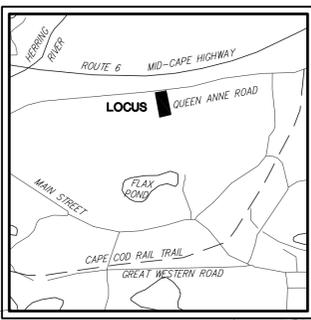
Scale: 1"= 20'



Daniel A. Ojala 2-19-2021
DANIEL A. OJALA PLS DATE
PERMIT SET- NOT FOR CONSTRUCTION

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fax 508-362-9880
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down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

SHEET
5 OF 5



LOCUS MAP

SCALE 1"=2000'±
 LOCUS ASSESSORS
 MAP 58-F1_2
 LOT SIZE: 1.97 AC.
 OWNER: 195 QUEEN ANNE ROAD, LLC
 ONE WASHINGTON MALL, 16TH FLOOR
 BOSTON, MA 02108
 CERTIFICATE: 222354
 LCP 42051-A

QUEEN ANNE ROAD

ZONING SUMMARY

ZONING DISTRICT: I-L DISTRICT

	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 S.F.	85,749 SF
MIN. LOT FRONTAGE	100'	185.82'
MIN. FRONT SETBACK	25'	31.2'
MIN. SIDE SETBACK	25'	26.0'
MIN. REAR SETBACK	50'	50.4'
MAX. BUILDING HEIGHT	40'	25'
MAX. BUILDING HEIGHT	2.5 STORIES	1 STORY
MAX. BUILDING COVERAGE	40%	17.1%
MAX. SITE COVERAGE	70%	69.8%
PARKING SETBACK FRONT	15'	30'+
PARKING SETBACK SIDE	5'	10'

SITE IS NOT IN A FLOOD HAZARD ZONE
 FEMA PANEL 25001C0603J EFF.
 7-16-2014
 NAVD88 DATUM

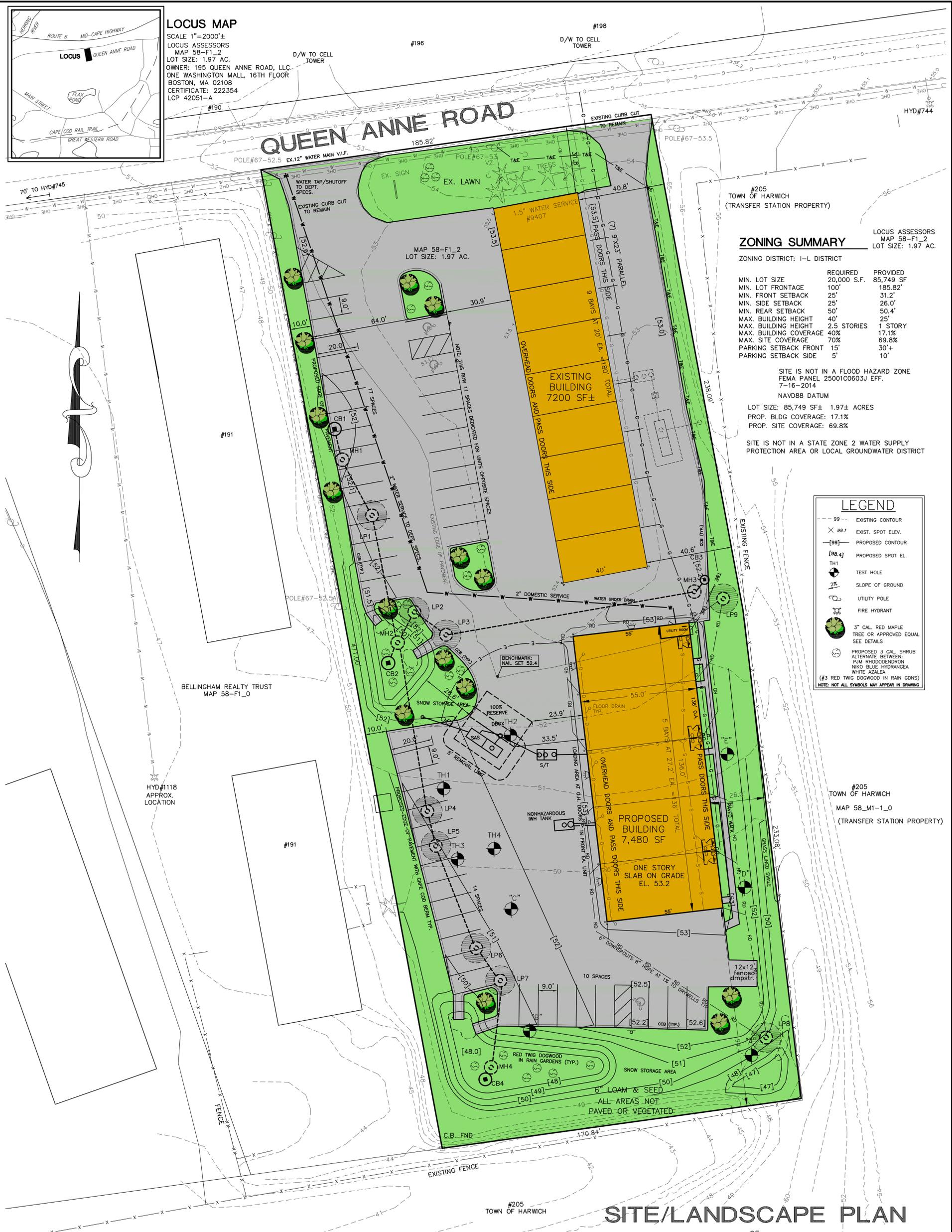
LOT SIZE: 85,749 SF ± 1.97± ACRES
 PROP. BLDG COVERAGE: 17.1%
 PROP. SITE COVERAGE: 69.8%

SITE IS NOT IN A STATE ZONE 2 WATER SUPPLY PROTECTION AREA OR LOCAL GROUNDWATER DISTRICT

LEGEND

- 99 - EXISTING CONTOUR
- X 99.1 - EXIST. SPOT ELEV.
- [99] - PROPOSED CONTOUR
- [98.4] - PROPOSED SPOT EL.
- TH1 - TEST HOLE
- 2% - SLOPE OF GROUND
- U - UTILITY POLE
- FH - FIRE HYDRANT
- 3" CAL. RED MAPLE TREE OR APPROVED EQUAL SEE DETAILS
- PROPOSED 3 GAL. SHRUB ALTERNATE BETWEEN: PUM RHODODENDRON, NKID. BLUE HYDRANGEA, WHITE AZALEA, (#3 RED TWIG DOGWOOD IN RAIN GDNS)

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



PARKING CALCULATIONS:

NEW BUILDING:
 WAREHOUSE/CONTRACTOR BAYS: 1/1,000 SF + 1/EMPL.
 7480 SF / 1000 = 7.5 + 10 empl. + 5comp.Veh.=22.5

EXISTING BUILDING:
 AUTO SALES: 800 SF / 3000 +6 CARS +2 EMPL=9
 AUTO SERVICE: 2 EMPL.+2/BAY +3 CARS = 7
 WAREHOUSE/CONTRACTOR BAYS: 1/1000 +1/EMPL.
 5584 SF/1000 = 6 + 6 EMPL. = 12 SPACES

ADDITIONAL COMPANY VEHICLES: 8 = 8 SPACES

TOTAL REQUIRED: 59

PROVIDED: 59 INCLUDING 3 VAN HANDICAP SPACES

10% INTERIOR LANDSCAPE OF NEW PARKING: 3069/21163 = 14% OK

TREES: 59 SPACES / 5 = 12 TREES REQ. 15 PROVIDED

NOTES:
 WAIVER REQUESTED (IF DEEMED REQUIRED) TO HAVE OVERHEAD DOORS SERVE AS THE LOADING/SERVICE AREA FOR EACH UNIT.

NO OUTSIDE STORAGE, INCLUDING VEHICLES (EXCEPT THOSE ASSOCIATED WITH AN APPROVED AUTOMOTIVE SERVICE OR SALES USE) ARE PROHIBITED ON THE SITE INCLUDING DESIGNATED PARKING SPACES.

LIGHTS TO BE FULL CUTOFF, ADD SHIELDS IF NEEDED TO CONTAIN ALL LIGHT ONSITE, SEE LIGHTING PLAN.

DANIEL A. OJALA PLS DATE 2-19-2021
 PERMIT SET - NOT FOR CONSTRUCTION

SITE/LANDSCAPE PLAN

#195 QUEEN ANNE ROAD HARWICH, MA

195 QUEEN ANNE ROAD, LLC

PREPARED FOR
 DATE: 8-31-2020
 REV. 9-23-2020 (ADJUST PARKING/ISLANDS/STAFF COMMENTS)
 REV. 2-19-2021 (REDUCE BLDG, PARKING/RAIN GARDENS)

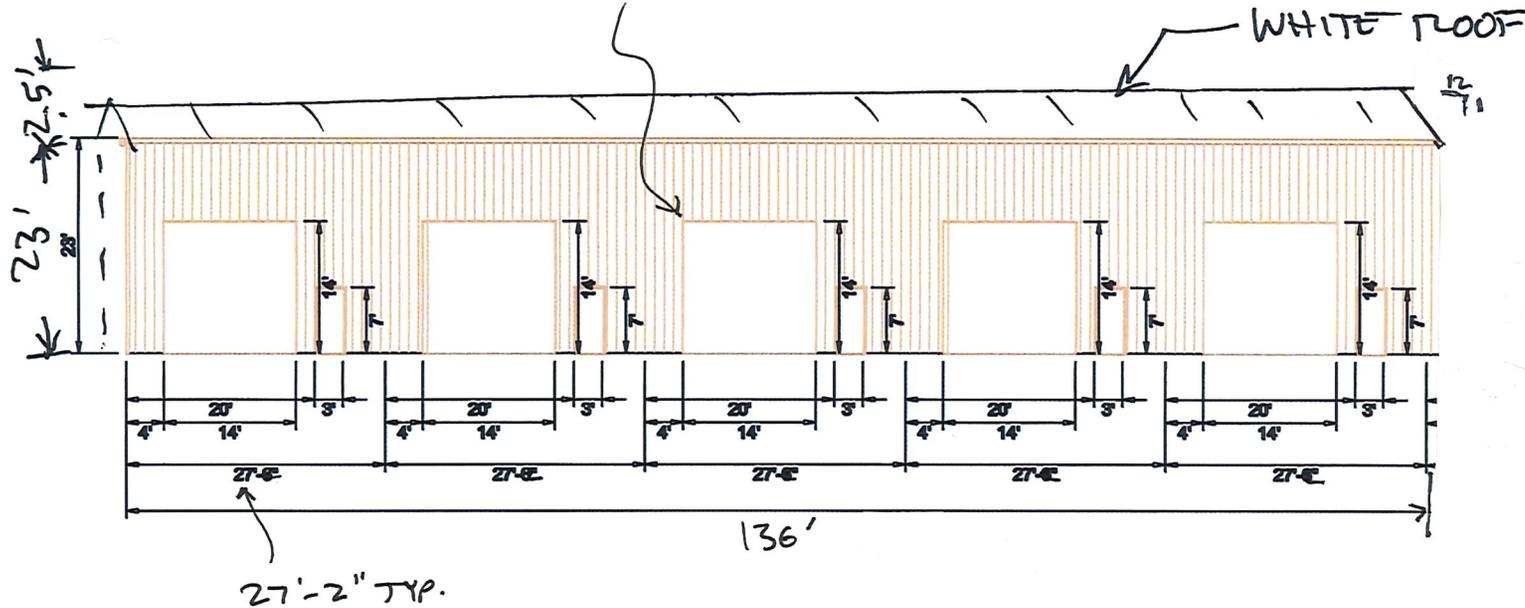
Scale: 1"=20'

down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

NOT FOR CONSTRUCTION

OFF-WHITE W/ GREEN TRIM

WHITE ROOF



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

FRONT ARCHITECTURAL - (A) Building A

ASS BLDG SYSTEMS
100 HIGHWAY 115
CITY OF FREDERICK
HUNTER, VA

Customer
CIRBYWICKERS
HUNTER, VA

For Architectural Permit
 For Developer Publications

ASS
ASS BLDG SYSTEMS

Factory
ASS Bldg Systems

Estimating
 For Account
 For Approval

Sheet **NOT TO SCALE**

VIRGINIA PAPER MILL
2024

ESTIMATOR Ken Chapman DATE 5/4/2020

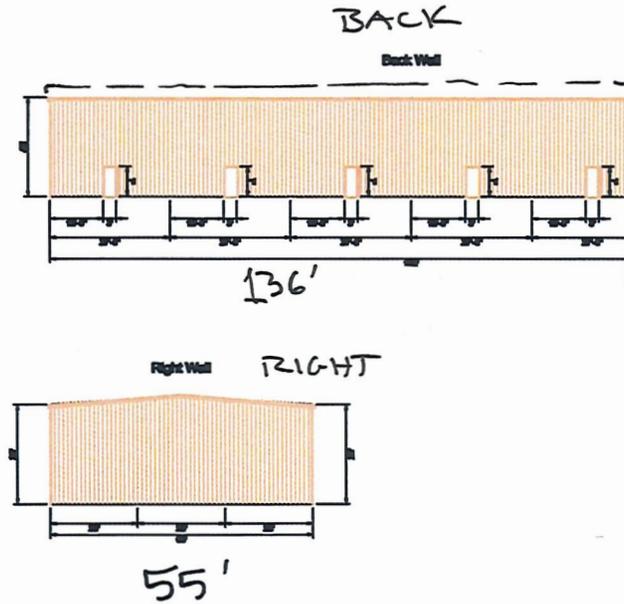
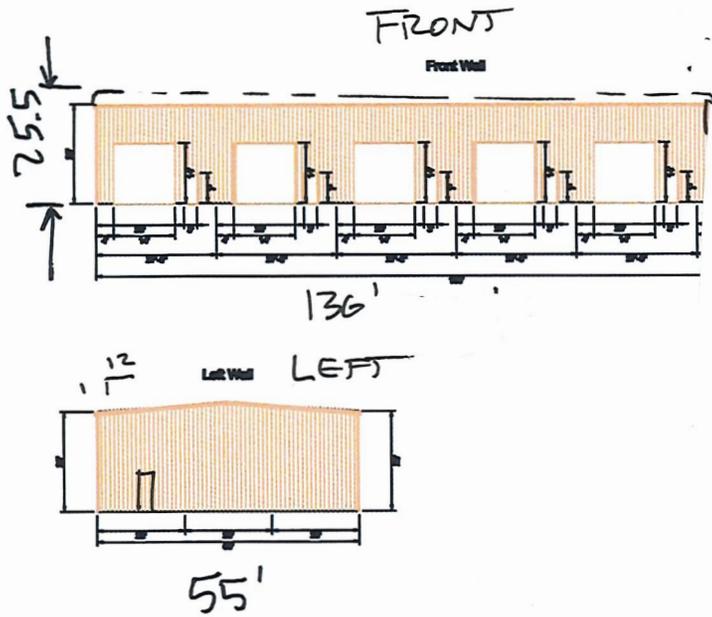
ISS NAME
Chris Wickstrom



The engineer whose seal appears herein is an employee for the manufacturer for the substrate described herein. That seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

#195 QUEEN ANNE
Rev. 2/19/21

NOT FOR CONSTRUCTION



This drawing is not for construction. This drawing is intended to depict general building information and is solely for sales presentation purposes. For clarity of presentation, items depicted may be different from actual design and final drawings. In the event of conflict between this drawing and the purchase order, the purchase order shall prevail.

ARCHITECTURAL - (A) Building A

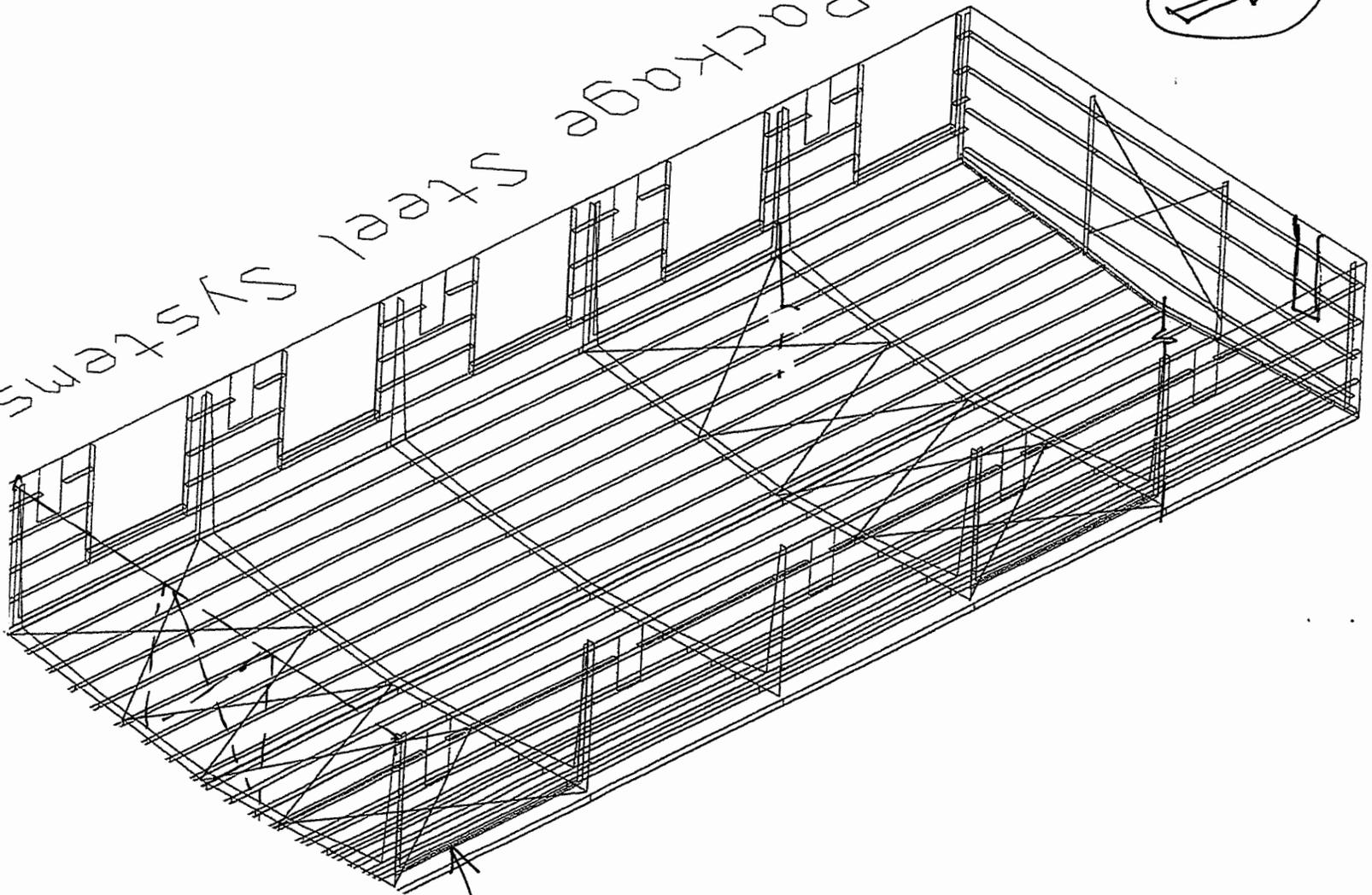
A.S. BUILDING SYSTEMS 100 W. 10th St. WYOMING, WY 83001 Phone: 307.333.1111		Customer: CHRIS WICKSTROM HONOLULU, HI	
A.S. BUILDING SYSTEMS A.S. Building Systems		CONTRACT: CHRIS WICKSTROM COUNTY:	
Member: Ken Chapman		<input type="checkbox"/> For Distribution Permit <input type="checkbox"/> For Approval	
Check: NOT TO SCALE			
VERSION	PAPER/DWG. NO.		
	2024		
ESTIMATOR	DATE		
Ken Chapman	5/4/20		
DRAFTER NAME: Chris Wickstrom			
MEMBER NBMA			
The engineer whose seal appears herein is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.			

#195 Queen Anne
 (Rev 2/19/24)

DATE: (REV. 2/19/21)
#195 QUEEN AVENUE ND
BUD-PLAN-3D

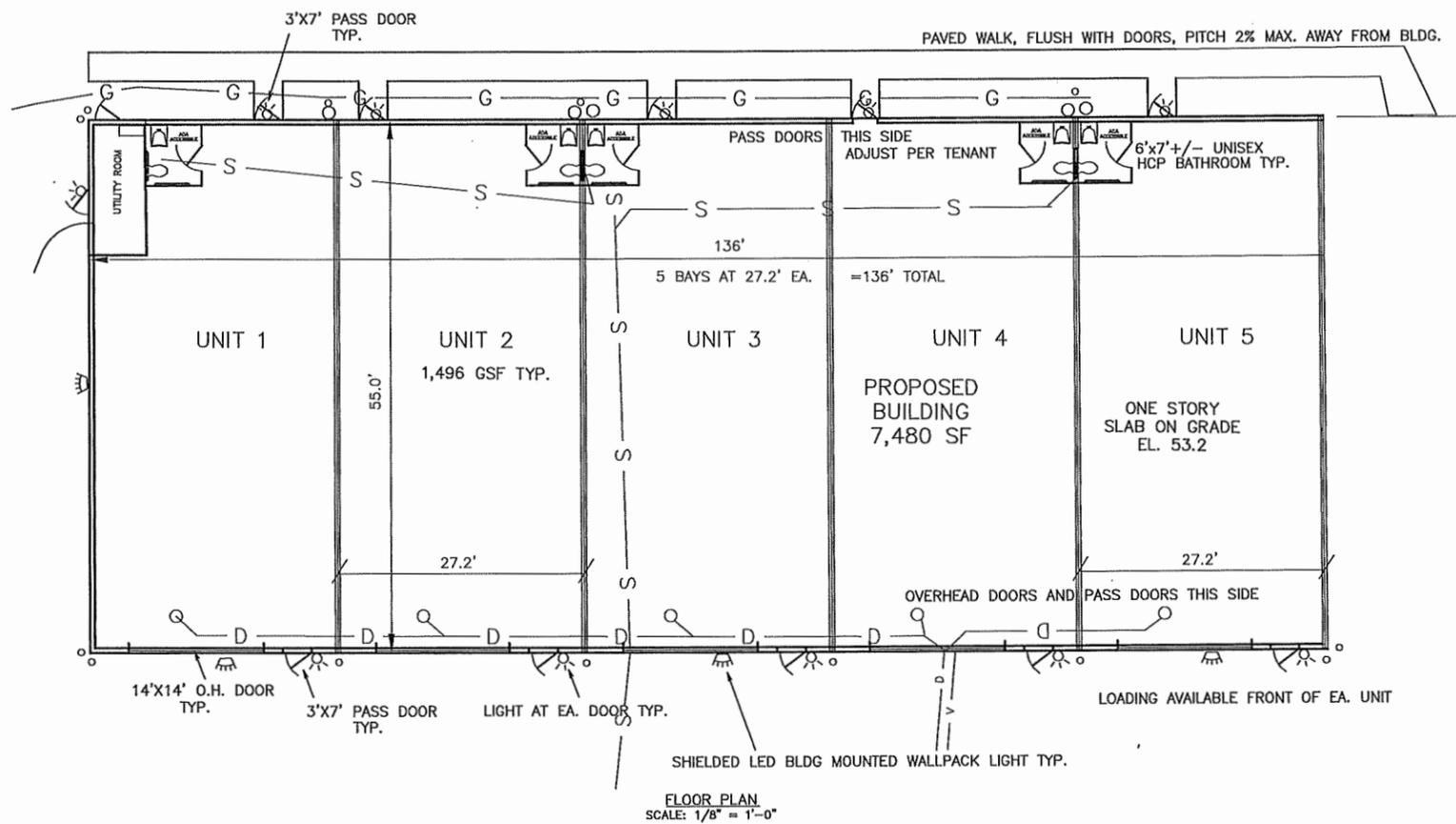


Package Steel Systems, Inc.



METAL BLDG.
OFF-WHITE
W/GREEN
TRIM

WHITE ROOF



BUILDING FLOOR PLAN

OF

195 QUEEN ANNE ROAD
HARWICH, MA

PREPARED FOR

195 QUEEN ANNE ROAD, LLC

DATE: 9-24-2020
REVISED: 2-19-2021 (REDUCE TO 7480 SF)
SCALE: 1/8"=1'-0"±

939 main street rte 6a
yarmouth port
mass 02675



tel. (508) 362-4541
fax (508) 362-9880

down cape engineering, inc
civil engineers & land surveyors

Daniel A. Ojala, P.E., P.L.S.
Arne H. Ojala, P.E., P.L.S.
Daniel E. Gonsalves, P.E., S.E.
Craig J. Ferrari, E.I.T., S.E.

land court
surveys

structural design

site planning

sewage system
designs

inspections

permits

August 31, 2020

DRAINAGE CALCULATIONS

195 QUEEN ANNE ROAD, HARWICH, MA



Daniel A. Ojala, Inc. 8/31/2020

Daniel A. Ojala, PE, PLS
Down Cape Engineering, Inc.

195 QUEEN ANNE ROAD, HARWICH, MA

DRAINAGE CALCULATIONS

DATE: 8-31-2020

DOWN CAPE ENGINEERING

DRAINAGE AREA: DA2 FRONT ROOF AND ALL PARKING AREAS

DRAINAGE AREA COMPOSITE CURVE NUMBER CALCULATIONS:

AREA OF PAVEMENT/DRIVES/BUILDINGS:	51,773 SF	1.19 AC.
AREA OF LAWNS AND WOODS:	2200 SF	0.05 AC.
TOTAL DRAINAGE AREA:	53973 SF	1.24 AC.
CURVE NUMBER PVT/BLDGS:	0.99	
CURVE NUMBER LAWN/WOODS:	0.35	

COMPOSITE CURVE NUMBER: 0.96
(PVT AREA * 0.99 + GRASS* 0.35)/ TOTAL AREA)

RATIONAL METHOD DRAINAGE SIZING: $Q=CIA$, SF REQ= $Q*448.8$ GPM/CFS (1/0.7) GPM/SF

DRAINAGE AREA:	53973 SF	
CURVE NUMBER:	0.96 RATIO	
RAINFALL INTENSITY:	3.8 IN./HR	(SEE NOMOGRAPH)
GPM/SF RATIO:	0.7 GPM/SF	(<2MIN/IN PERC RATE)
LEACHING AREA REQUIRED:	2910 SF	

USE 7LEACHING PITS 6.67'X6' DIA WITH 4' STONE AROUND
TOTAL SQUARE FOOTAGE OF LEACHING AREA PROVIDED
= 2926 SF > 2910 SF O.K.

195 QUEEN ANNE ROAD, HARWICH, MA

DRAINAGE CALCULATIONS

DATE: 8-31-2020

DOWN CAPE ENGINEERING

DRAINAGE AREA: DA1 ROOF AREA

DRAINAGE AREA COMPOSITE CURVE NUMBER CALCULATIONS:

AREA OF PAVEMENT/DRIVES/BUILDINGS:	9,900 SF	0.23 AC.
AREA OF LAWNS AND WOODS:	0 SF	0.00 AC.
TOTAL DRAINAGE AREA:	9900 SF	0.23 AC.
CURVE NUMBER PVT/BLDGS:	0.99	
CURVE NUMBER LAWN/WOODS:	0.35	

COMPOSITE CURVE NUMBER: 0.99
(PVT AREA * 0.99 + GRASS* 0.35)/ TOTAL AREA)

RATIONAL METHOD DRAINAGE SIZING: $Q=CIA$, SF REQ= $Q*448.8$ GPM/CFS (1/0.7) GPM/SF

DRAINAGE AREA:	9900 SF	
CURVE NUMBER:	0.99 RATIO	
RAINFALL INTENSITY:	5.5 IN./HR	(SEE NOMOGRAPH)
GPM/SF RATIO:	0.7 GPM/SF	(<2MIN/IN PERC RATE)

LEACHING AREA REQUIRED: 793 SF

USE 2 LEACHING PITS 6.67'X6' DIA WITH 4' STONE AROUND
TOTAL SQUARE FOOTAGE OF LEACHING AREA PROVIDED
= 836 SF > 793 SF O.K.



DRAINAGE AREA 195 QUEEN ANNE ROAD, LLC

DATE: 8-31-2020

Scale: 1" = 30'



HARWICH CODE

4. Calculate the rate of runoff by using the following Rational Method formula:

$$Q = CIA$$

Where

Q = Rate of runoff in cubic feet (cf) per second

C = Runoff coefficient

I = Rainfall intensity in inches per hour

A = Drainage area in acres

Minute (gal/min) as follows:

$$Q \text{ gal/min} = Q \text{ cf/sec} \times 60 \text{ sec/min} \times 7.48 \text{ gal/cf}$$

5. The ratio of square feet of leaching provided to Q gal/min

Soil Percolation Rate	Ration Q – Leaching Area
Less than 2 min/inch	0.7
2 min/inch to 8 min/inch	0.5
8 min/inch to 12 min/inch	0.2
Greater than 12 min/inch is unsuitable for leaching basin	

6. No accounting for storage and/or leaching during a rainstorm will be allowed.
7. Percolation and deep tests shall be required at the proposed location of each leaching system. More tests may be required by the Town Engineer.
8. The USGS method shall be used to estimate probable high groundwater levels.
9. The bottom of leaching structures must be at least one foot above the estimated probable high groundwater level.

Town of Harwich
ZONING BOARD OF APPEALS
732 Main Street, Harwich, MA 02645
tel: 508-430-7506 fax: 508-430-4703

Agenda item III.B
March 23, 2021

REQUEST FOR DEPARTMENTAL INPUT
FOR UPCOMING ZONING BOARD OF APPEALS CASES

TO: Building Department
Conservation Department
Department of Public Works
Accessibility Rights Committee
Fire Department
Health Department
Historic Commission
Planning Department
Town Engineer
Water Department
Police Department

FROM: Shelagh Delaney, Board Secretary, Zoning Board of Appeals

RE: **REQUEST FOR DEPARTMENTAL INPUT**
FOR ZONING BOARD OF APPEALS MEETING SCHEDULED FOR MARCH 31, 2021.

DATE: March 8, 2021

There will be a meeting of the Zoning Board of Appeals on Wednesday, March 31, 2021 at 7:00 p.m. VIA REMOTE ACCESS ONLY. The agenda for the evening is attached. Applications and corresponding plans may be reviewed at the Building Department or online through the Accela Citizens Access Portal on the Town website.

If you have any questions or need additional information regarding the applications to be considered, please contact me by email at sdelaney@town.harwich.ma.us or by telephone at (508) 430-7506.

If possible, kindly return any case-specific **TYPEWRITTEN** comments on a separate sheet of paper (one per case, please) by **Tuesday, March 30, 2021.**

The Board of Appeals appreciates your time. Thank you.

Reviewed by: _____ (Department) _____ (Initials)

_____ No Comments

Please note the following concerns:

- _____ Traffic safety on-site and/or surrounding area
- _____ Emergency access
- _____ Requires additional permits or other regulatory board's review: _____
- _____ Wetlands/Floodplain concerns
- _____ Other/Comments:

HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS
Wednesday, March 31, 2021 at 7:00 p.m.
VIA REMOTE ACCESS
AGENDA

The Harwich Zoning Board of Appeals will hold a public hearing **via remote access** as noted below to hear the following cases. Any member of the public having interest in these applications is invited to provide information and comment relevant to these matters by submitting the same in writing via mail **by noon on Monday, March 29, 2021. Correspondence received after this time may be too late for submission to the Board. Case documents may be viewed on the Town Website via the Accela Citizen Access <https://aca3.accela.com/harwich/> Click Building and "Search Applications" or by specific request to building@townofharwich.us**

This meeting is by REMOTE PARTICIPATION ONLY. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE ALLOWED. Call in instructions are posted on this meeting Agenda on the Board of Appeals web page.

Pursuant to Governor Baker's March 12, 2020 order Suspending Certain Provisions of the Open Meeting Law, G.L.c30A Sec18 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 Town of Harwich Board of Appeals on Wednesday, May 27, 2020 at 7pm will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Harwich website at www.harwich-ma.gov. For this meeting, members of the public who wish to watch the meeting may do so in the following manner on Channel 18 or by watching the simulcast at: <https://harwich18.dyndns.org/cablecast/public/Live.aspx?ChannelID=1>

Zoning Board of Appeals
Wed, Mar 31, 2021 7:00 PM - 11:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/208578893>

You can also dial in using your phone.
United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 208-578-893

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/208578893>

Case # 2020-53 (Continued from 1.27.21)

Helen Murdock, Trustee, through her agent, Susan Ladue of Eastward Companies has applied for a Variance from the total Site Coverage requirements of Section 325-52 and Table 3, Height and Bulk regulations in order to add a pool and patio. The application is in accordance with in MGL Chapter 40A §10. The property is located at **23 Bascom Hollow**, Map 97, Parcel B2-10 in the RR and WR Zoning Districts.

Case # 2021-05

Phil Boire and Julia Christopher have applied for a Special Permit to build a second story bath addition at the rear of a pre-existing, non-conforming single family dwelling. The application is

pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **21 Ocean Ave.**, Map 6B, Parcel L32 in the RH-2 Zoning District.

Case # 2021-06

Kathleen C. Reilly, through her agent, Paul Muldoon has applied for a Special Permit to construct a one-story screened porch addition on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **2 Northern Ave**, Map 6, Parcel E6-59 in the RH-1 Zoning District.

Case # 2021-07

James F. Diverio & Regina Diverio, through their agent, George Avery have applied for a Special Permit to expand the size of the front porch on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **14 Union St.**, Map 6B, Parcel L102 in the RH-2 Zoning District.

Case # 2021-08

Pallavi Verma, Trustee, through her agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to create finished habitable space in the basement of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **5 Flake Yard Road**, Map 7, Parcel A43 in the RH-1 Zoning District.

Case # 2021-09

Kevin M. and Nancy S. Haley, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to renovate a pre-existing, non-conforming cottage in order to add a 4th bedroom and to convert a garage to a kitchen/dining room as well as a Special Permit to replace/add to existing retaining walls. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **22 Quason Lane**, Map 7, Parcel B7 (aka **19 Pine Street**) in the RH-1 Zoning District.

Case # 2021-10

Anthony W. Patz, through his agent, Attorney William Crowell has applied for a change in a Variance granted by the Board as Case 2009-24 in order to add a bedroom above a pre-existing, non-conforming attached garage as well as a Variance for the existing landscape walls bordering the drive. In the alternative, the applicant requests a Special Permit. The application is pursuant to the requirements of in MGL Chapter 40A §10. The property is located at **97 Great Western Road**, Map 45, Parcel X18 in the RR Zoning District.

In other business, the Board will address the following:

- * Approval of minutes from the February 24, 2021 meeting.
- * New Business per the Board's discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich. They are also available to view on the Town of Harwich website via the Accela Citizen Access Portal.

In accordance with State Law, this legal notice will also be available electronically at www.masspublicnotices.org. The Town is not responsible for any errors in the electronic posting of this notice.

Per the Attorney General's Office: The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following "New Business."

This Agenda may change at the discretion of the Board.

Authorized Posting Officer: Shelagh Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: March 11th and 18th, 2021.**

Elaine Banta

From: Duncan Berry <duncan@jduncanberry.com>
Sent: Tuesday, March 16, 2021 11:31 AM
To: Elaine Banta
Subject: Draft for Design Guideline Copy V3
Attachments: BERRY WHDS Design Guidelines Rev Ver.pdf

This is the current version; the CCC advises we enhance the narrative copy up front, and they will be adding illustrations, both line and photographic, to clarify the intent of each guideline.

J. Duncan Berry, Ph. D.
duncan@jduncanberry.com

Elaine Banta

From: Duncan Berry <duncan.berry@comcast.net>
Sent: Tuesday, March 16, 2021 7:35 PM
To: Elaine Banta
Subject: Fwd: meeting
Attachments: WHDS Design Guidelines Rev Ver.docx; WHSD Design Guidelines Rev3-16-21.pdf

I was not expecting this, but Sarah updated the file today and sent this. Can this be reflected in the packet?

Begin forwarded message:

From: Sarah Korjeff <skorjeff@capecodcommission.org>
Date: March 16, 2021 at 5:28:52 PM EDT
To: Duncan Berry <duncan.berry@comcast.net>
Cc: Elisabeth Kellam <elisabeth.kellam@capecodcommission.org>, Chloe Schaefer <chloe.schaefer@capecodcommission.org>
Subject: Re: meeting

Hi Duncan,

I made a lot of edits for you to consider and have attached both the revised Word document (where you can see the edits) and a pdf version that you can share with the Planning Board members if you're comfortable with it. After each guideline, I've included the suggested illustration in grey highlight so they are easy to pick out.

I look forward to hearing the discussion at next Tuesday's Planning Board meeting. When you have set the agenda and know roughly where this will fall on it, please let us know.

Take care,
Sarah

Sarah Korjeff
Historic Preservation Specialist/Planner
Cape Cod Commission
3225 Main Street/P.O. Box 226
Barnstable, MA 02630
508-362-3828 (front desk)
508-744-1215 (direct)

From: Duncan Berry <duncan.berry@comcast.net>
Sent: Friday, March 12, 2021 10:57 AM
To: Sarah Korjeff <skorjeff@capecodcommission.org>
Subject: Re: meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sorry for my delay! Here's the word document.

On Mar 12, 2021, at 10:39 AM, Sarah Korjeff
<skorjeff@capecodcommission.org> wrote:

Hi Duncan, just checking that you remember our meeting today at 10:30. I can
resend the invitation if you need it.

Sarah

Sarah Korjeff
Historic Preservation Specialist/Planner
Cape Cod Commission
3225 Main Street/P.O. Box 226
Barnstable, MA 02630
508-362-3828 (front desk)
508-744-1215 (direct)

West Harwich Special District Design Guidelines

A Provisional Outline / March 16, 2021 Draft

These design guidelines were developed to compliment the zoning regulations adopted at Fall 2020 Town Meeting for the West Harwich Special District. Two of the purposes of the West Harwich Special District relate specifically to community design: Preserve the significant historic and architectural resources in the area, and Guide development to be consistent with the area's unique character. The District also seeks to promote small-scale businesses consistent with the area's character. The following guidelines provide specific recommendations to help achieve these goals, focusing on development that involves historic structures and on new construction.

Section One: Historical Narrative

Known historically as Crook's Neck prior to the political establishment of the Town, the Herring River watershed exhibits evidence of continuous human habitation for over six thousand years. So-called "Indian deeds" from 1640s reveal the area's perceived agricultural and navigational value. The early division of lands defined the East-West tranche now recognized as "Captains' Row," and Capt. Job Chase, Sr.'s generous easement enabled access to coastal commerce and related trades that took shape on the Herring River. The district's architectural variety reflects an ongoing, indeed generational, "conversation" about community that demonstrating remarkable consistency and quality for nearly three centuries.

[expand this section with a brief discussion of West Harwich's settlement history and its prominent architectural forms, and with photographs of significant existing buildings... The West Harwich Special District spans the segment of Route 28 between the Herring River and the Dennis town line. Known as Captain's Row, this area wears its deep historical and cultural significance in its wide array of buildings, each a fine example of a major style of American residential architecture from the 1740s to the 1940s. It represents a multi-generational dialogue played out in architecture, from the modest Cape Cod houses of its colonial days (insert photo of Caleb Chase House), through the Greek Revival (insert photos of Erastus Chase House and Baptist Church) and Victorian homes (insert photo of Edwin Taylor House and Jeremiah Park House) from the age of the great sea captains, and on to the late Victorian styles (insert photo of 109 Main Street) that signaled the region's early tourism development.]

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Section Two: Alteration Standards Guidelines for Historic Structures

Standard-Guideline 1: Re-Use Historic Structures. Renovate, rehabilitate, re-use and incorporate historic structures into new development proposals. Many historic structures in West Harwich have been successfully expanded or adapted with compatible new uses while preserving the original building. This tradition of preservation and evolution should continue. Reconstruction, which involves demolition and building a replica of an historic building, does not preserve historic significance and is not supported in the West Harwich Special District. As an incentive to re-use

historic structures, the West Harwich Special District permits some uses by-right in historic structures while in new construction they would require a Special Permit.

[Illustrate with photo of historic building with new use and additions] Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the structure, object, or site and its environment, or to use a property for its originally intended purpose.

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Standard-Guideline 2: Preserve Original Forms and Details. Retain the original roof form and building massing, arrangement of doors and windows, and architectural detailing such as cornices, corner boards, window and door surrounds, original porches, bay windows, and siding materials on historic structures. Some changes to the location of doors and windows may be appropriate on secondary building façades, but details of the primary façade should not be altered. If new roof dormers are proposed, they should be set back from all edges of the roof by several feet.

[Illustrate with photo or graphic of historic building with alteration that preserves key features - may be same as Guideline 1 or 3] The distinguishing original qualities or character of a structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.

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Standard-Guideline 3: Place Additions to the Rear. Locate additions to historic structures on secondary façades and stepped back from the original structure to limit demolition of original materials or distinctive features. This follows long-standing regional traditions of expanding buildings to the side or rear. Small additions that form a bridge between the historic structure and a larger addition may also be appropriate.

[Illustrate with photo or graphic of historic building with stepped back addition] All sites, structures, and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

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Standard-Guideline 4: Respect A Building's Evolution. Changes which make have taken place in the course of time are evidence of the history and evolution of a structure and object or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. Historically significant additions and alterations should be preserved whenever possible. [Illustrate with photo of historic building with multiple additions]

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Standard-Guideline 5: Keep Historic Buildings Prominent. Locate new structures and outbuildings well behind the front façade of a primary historic structure, or well to the side of it so that the historic building remains prominent when viewed from the roadway. The West Harwich Special District allows a larger building footprint for structures that are screened by siting them behind other buildings. [Illustrate with photo or graphic of historic building and new structure well separated on lot] Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site shall be treated with sensitivity.

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Guideline 6: Design Compatible Additions. New additions should be compatible with the overall scale and character of the historic property. Contemporary alterations and additions can be compatible with historic properties when they do not destroy significant cultural, historical, architectural or archeological material and when the designs are compatible with the size, scale, color, material, and character of the historic property. New additions should be products of their own time and should not try to create an earlier appearance.

[Illustrate with photo of compatible addition to historic structure - may be same as guideline 4 or 5]

Standard-Guideline 6.7: Repair Rather Than Replace. Deteriorated historic architectural features shall be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of architectural elements from other structures or objects. [Illustrate with photo of significant historic architectural details]

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Guideline 8: Make Changes Reversible. Design any changes or alterations to historic structures to be reversible, so that they can be undone in the future without loss of significant historic materials and original architectural features. This allows future generations to see how these buildings have evolved and better appreciate the development history of West Harwich [Illustrate with photograph of historic building with addition that has little impact on historic building - may be same as guideline 6].

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Standard 7: The surface cleaning of structures and objects shall be undertaken with gentlest means possible. Sandblasting and other cleaning methods that damage the historic fabric of a building shall not be undertaken.

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Standard 8: Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.

Standard 9: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

*Standard
10:*

Whenever possible, new additions or alterations to structures and object shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Section Three: New Construction Standards Guidelines for New Construction

Standard-Guideline 1: Placement **Orient Buildings to the Street.** Building placement New buildings should respect **existing established** patterns of building placement **in the West Harwich Special District, orienting primary façades and primary entrances to face the street, and** concealing parking to the rear of the lot **with the primary façade (and primary entrance) facing the street.** **[Illustrate with photo or graphic of buildings and streetscape of West Harwich]**

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Standard-Guideline 2: Empty Lots **Follow Established Setback Patterns.** Infill buildings should match the setback from the front lot line of the immediately adjacent buildings; if the setbacks do not match, the infill building may match one or the other, or effect an average of the two. Infill buildings should continue the patterns of height and adjacent existing properties. **The West Harwich Special District requires new primary buildings to have a front setback of 20-40 feet to maintain the traditional setback pattern.** **[Illustrate with photo or graphic of predominant setback pattern in West Harwich]**

Standard 3: Setbacks **Landscape to Define the Street Edge.** Front setbacks, adjoining setbacks, and walkways between buildings should be maintained as attractive features of the streetscape and enhance the continuity among existing buildings. The front yard setback should be landscaped with a mix of shrubs and low plantings to support the residential ethos of the district. Landscaping should define street edges where needed for safety, but screen negative features (loading areas and parking). Plantings should not obscure entrances, exits, or intersections. Tree species should be selected to maintain adequate height clearances for sidewalks and desired visibility of façade. Existing healthy and mature trees that characterize the neighborhood should be preserved to the extent possible and be incorporated into the proposed site plan.

[Illustrate with simple graphic or photo of low fences and hedges effectively defining street edge in West Harwich]

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Standard 4: Massing and Articulation. New structures should incorporate massing and design elements of existing **neighboring historic** buildings such as front gable roofs, cross-gables, **balanced window patterns,** front porches, and employ decorative elements that harmonize with the existing range of stylistic expression where possible. **Roof pitches on primary roof forms should be between 8/12 and 12/12 to maintain established neighborhood patterns. The West Harwich Special District limits the width of any principle building façade to 50 feet to preserve the existing pattern of buildings in the district. Any adjacent street facing façades must be stepped back at least 10 feet. Separate massings should have distinct roof forms to differentiate them.**

[Illustrate with graphic highlighting maximum building façade and setbacks required] **Roofing materials visible from the street should be of high quality and durable, and emulate the traditional palette seen on neighboring structures.**

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Standard 5: Scale and Proportion. The scale of proposed new construction should be compatible with the surrounding **built and landscape West Harwich** context. Elements that may help to relate building **massing scale** proportionally should include: **breaking down the building footprint into smaller elements that resemble traditional building scale, changes in roof form, low eave heights, articulating foundations, window patterns that mimic neighboring structures, canopied entries, porches, and deep eaves.** **The West Harwich Special District limits building height to 2 1/2 stories, not to exceed 30 feet. It also limits the footprint of new street-facing buildings to 2,000 square feet. Buildings sited behind a street-facing building can be slightly larger.**

[Illustrate with graphic developed for zoning regulations, but highlight building height and maximum building footprint]

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Standard 6: Façade Design & Materials. The primary building elevations of new infill structures should be compatible with the façade design of neighboring buildings so as to create continuity across projects and the street line. Compatibility is achieved through the coordination of significant design elements and proportions with the corresponding features of adjacent buildings without necessarily replicating them, although mirror images of abutting buildings exist (*see*: 33 and 37 Main Street). The scale and proportion of entrances and windows are important elements of the front façade. Blank walls facing the street should be avoided. are not appropriate in the West Harwich Special District.
[Illustrate with photos of existing buildings in the district]

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Standard 7: Façade Materials. Exterior building materials, including trims and cladding, should incorporate traditional siding materials such as wood clapboard and wood shingles or should reference traditional materials with be of high quality and modern materials that have a similar texture and color palette, durable and may not include vinyl siding or uninterrupted glass surfaces. Roofing materials visible from the street should be of high quality and durable, and emulate the traditional palette seen on neighboring structures.
The palette should be drawn from existing buildings with an eye toward respecting the existing flow, with bright colors limited to small areas of lettering and signage (i.e., no neon yellow Greek Revival like Chatham). [Illustrate with photo of traditional siding materials]

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Standard 7B: Windows. New construction should acknowledge and respond to existing adjacent window patterns in proportion, scale, rhythm, and number of openings. Continuous horizontal or vertical ribbon windows are to be avoided. Window coverage on new, commercial buildings should shall not exceed 70% on the ground floor facades facing Route 28; and should not exceed 30% on ground floor façade windows on secondary-street-facing elevations; upper story windows will should conform to the existing residential pattern of neighboring structures. Mirrored glass is prohibited not appropriate. Confirm these percentages are appropriate for area
[Illustrate with photo or graphic of appropriate scale commercial window pattern]

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West Harwich Special District Design Guidelines

➤ A Provisional Outline/March 16, 2021 Draft

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Section One: Historical Narrative

Known historically as Crook's Neck prior to the political establishment of the Town, the Herring River watershed exhibits evidence of continuous human habitation for over six thousand years. So-called "Indian deeds" from 1640s reveal the area's perceived agricultural and navigational value. The early division of lands defined the East-West tranche now recognized as "Captains' Row," and Capt. Job Chase, Sr.'s generous easement enabled access to coastal commerce and related trades that took shape on the Herring River. The district's architectural variety reflects an ongoing, indeed generational, "conversation" about community that demonstrating remarkable consistency and quality for nearly three centuries.

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Section Two: Guidelines for Historic Structures

Guideline 1: Re-Use Historic Structures. Renovate, rehabilitate, re-use and incorporate historic structures into new development proposals. Many historic structures in West Harwich have been successfully expanded or adapted with compatible new uses while preserving the original building. This tradition of preservation and evolution should continue. Reconstruction, which involves demolition and building a replica of an historic building, does not preserve historic significance and is not supported in the West Harwich Special District. As an incentive to re-use historic structures, the West Harwich Special District permits some uses by-right in historic structures while in new construction they would require a Special Permit.

[Illustrate with photo of historic building with new use and additions]

Guideline 2: Preserve Original Forms and Details. Retain the original roof form and building massing, arrangement of doors and windows, and architectural detailing such as cornices, corner boards, window and door surrounds, original porches, bay windows, and siding materials on historic structures. Some changes to the location of doors and windows may be appropriate on secondary building façades, but details of the primary façade should not be altered. If new roof dormers are proposed, they should be set back from all edges of the roof by several feet.

[Illustrate with photo or graphic of historic building with alteration that preserves key features - may be same as Guideline 1 or 3]

Guideline 3: Place Additions to the Rear. Locate additions to historic structures on secondary façades and stepped back from the original structure to limit demolition of original materials or distinctive features. This follows long-standing regional traditions of expanding buildings to the side or rear. Small additions that form a bridge between the historic structure and a larger addition may also be appropriate.

[Illustrate with photo or graphic of historic building with stepped back addition]

Guideline 4: Respect A Building's Evolution. Changes which have taken place in the course of time are evidence of the history and evolution of a structure and may have acquired significance in their own right. Historically significant additions and alterations should be preserved whenever possible.

[Illustrate with photo of historic building with multiple additions]

Guideline 5: Keep Historic Buildings Prominent. Locate new structures and outbuildings well behind the front façade of a primary historic structure, or well to the side of it so that the historic building remains prominent when viewed from the roadway. The West Harwich Special District allows a larger building footprint for structures that are screened by siting them behind other buildings.

[Illustrate with photo or graphic of historic building and new structure well separated on lot]

Guideline 6: Design Compatible Additions. New additions should be compatible with the overall scale and character of the historic property. Contemporary alterations and additions can be compatible with historic properties when they do not destroy significant cultural, historical, architectural or archeological material and when the designs are compatible with the size, scale, color, material, and character of the historic property. New additions should be products of their own time and should not try to create an earlier appearance.

[Illustrate with photo of compatible addition to historic structure - may be same as guideline 4 or 5]

Guideline 7: Repair Rather Than Replace. Deteriorated historic architectural features should be repaired rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of architectural elements from other structures or objects.

[Illustrate with photo of significant historic architectural details]

Guideline 8: Make Changes Reversible. Design any changes or alterations to historic structures to be reversible, so that they can be undone in the future without loss of significant historic materials and original architectural features. This allows future generations to see how these buildings have evolved and better appreciate the development history of West Harwich

[Illustrate with photograph of historic building with addition that has little impact on historic building - may be same as guideline 6]

Section Three: Guidelines for New Construction

Guideline 1: Orient Buildings to the Street. New buildings should respect established patterns of building placement in the West Harwich Special District, orienting primary façades and primary entrances to face the street, and concealing parking to the rear of the lot.

[Illustrate with photo or graphic of buildings and streetscape of West Harwich]

Guideline 2: Follow Established Setback Patterns. Infill buildings should match the setback from the front lot line of the immediately adjacent buildings; if the setbacks do not match, the infill building may match one or the other, or effect an average of the two. Infill buildings should continue the patterns of height and adjacent existing properties. The West Harwich Special District requires new primary buildings to have a front setback of 20-40 feet to maintain the traditional setback pattern.

[Illustrate with photo or graphic of predominant setback pattern in West Harwich]

Standard 3: Landscape to Define the Street Edge. Front setbacks, adjoining setbacks, and walkways between buildings should be maintained as attractive features of the streetscape and enhance the continuity among existing buildings. The front yard setback should be landscaped with a mix of shrubs and low plantings to support the residential ethos of the district. Landscaping should define street edges where needed for safety, but screen negative features (loading areas and parking). Plantings should not obscure entrances, exits, or intersections. Tree species should be selected to maintain adequate height clearances for sidewalks and desired visibility of façade. Existing healthy and mature trees that characterize the neighborhood should be preserved to the extent possible and be incorporated into the proposed site plan.

[Illustrate with simple graphic or photo of low fences and hedges effectively defining street edge in West Harwich]

Standard 4: Massing and Articulation. New structures should incorporate massing and design elements of existing historic buildings such as front gable roofs, cross-gables, balanced window patterns, front porches, and employ decorative elements that harmonize with the existing range of stylistic expression where possible. Roof pitches on primary roof forms should be between 8/12 and 12/12 to maintain established neighborhood patterns. The West Harwich Special District limits the width of any principle building façade to 50 feet to preserve the existing pattern of buildings in the district. Any adjacent street facing façades must be stepped back at least 10 feet. Separate massings should have distinct roof forms to differentiate them.

[Illustrate with graphic highlighting maximum building façade and setbacks required]

Standard 5: Scale and Proportion. The scale of proposed new construction should be compatible with the surrounding West Harwich context. Elements that may help to relate building scale proportionally include: breaking down the building footprint into smaller elements that resemble traditional building scale, changes in roof form, low eave heights, canopied entries, porches, and deep eaves. The West Harwich Special District limits building height to 2 1/2 stories, not to exceed 30 feet. It also limits the footprint of new street-facing buildings to 2,000 square feet. Buildings sited behind a street-facing building can be slightly larger.

[Illustrate with graphic developed for zoning regulations, but highlight building height and maximum building footprint]

Standard 6: Façade Design. The primary building elevations of new infill structures should be compatible with the façade design of neighboring buildings so as to create continuity across projects and the street line. Compatibility is achieved through the coordination of significant design elements and proportions with the corresponding features of adjacent buildings without necessarily replicating them, although mirror images of abutting buildings exist (*see: 33 and 37 Main Street*).

The scale and proportion of entrances and windows are important elements of the front façade. Blank walls facing the street are not appropriate in the West Harwich Special District.

[Illustrate with photos of existing buildings in the district]

Standard 7: *Façade Materials*. Exterior building materials, including trims and cladding, should incorporate traditional siding materials such as wood clapboard and wood shingles or should reference traditional materials with high quality modern materials that have a similar texture and color palette. Roofing materials visible from the street should be of high quality and durable, and emulate the traditional palette seen on neighboring structures.

[Illustrate with photo of traditional siding materials]

Standard 8: *Windows*. New construction should acknowledge and respond to existing adjacent window patterns in proportion, scale, rhythm, and number of openings. Continuous horizontal or vertical ribbon windows are to be avoided. Window coverage on new, commercial buildings should not exceed 70% on the ground floor facades facing Route 28; and should not exceed 30% on ground floor façade windows on secondary-street-facing elevations; upper story windows should conform to the existing residential pattern of neighboring structures. Mirrored glass is not appropriate. Confirm these percentages are appropriate for area

[Illustrate with photo or graphic of appropriate scale commercial window pattern]

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