

HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, August 11, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following applications. The meeting may be via REMOTE PARTICIPATION ONLY. Written comments may be submitted to the Planning Board at the address shown below or emailing the Town Planner, Charleen Greenhalgh, at cgreenhalgh@town.harwich.ma.us. Anyone having interest the application is invited to access the meeting via [GoToMeeting.com](https://www.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: <https://www.harwich-ma.gov/node/2451/agenda/2020>. The application and plans can also be viewed using the same website link noted above under Planning Board Legal Notice August 11, 2020.

PB2020-20 Ormon, Robert, as applicant c/o Rick Hamlin, E.T.S. & L., Inc., Wm. E. Crowell Jr., Trs., et al and Robert C. Chamberlain, Trs., seeks approval of a Use Special Permit pursuant to the Code of Town of Harwich §§325-13.D, ¶ IV, Line 2, and §325-51 for Automotive Service & Repair. The property is located at 524 Depot Street, Units 1 & 2, Maps 45, Parcel S2-1-1, in the I-L zoning district.

All documents related to the above cases are on file with the Planning Department and the Town Clerk; however, they can only be viewed using the same website link noted above, and can be found under Planning Board Legal Notice August 11, 2020. You may also email the Town Planner.

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 legal notice.

Joseph P. McParland, Chair
Cape Cod Chronicle Print Dates: July 23 & 30, 2020

TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW

FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE

7/6/20

PART A - APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	ROBERT ORMON
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	SAME RICH HANCOCK 508/757-0909
Mailing address	24 ARTHUR LN.
Town, ST, Zip	YARMOUTH PORT, MA 02675
Phone	[REDACTED]
Fax	
E-mail	[REDACTED]

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

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

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

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

Authorization

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

Applicant

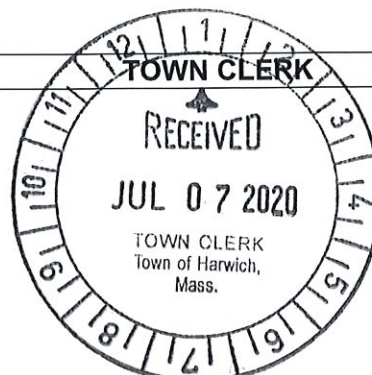
Owner(s) - Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT

Case #

PB 2020 - 20



PART B – PROJECT LOCATION

Legal Street Address	524 DEPOT ST.	Village/Zip Code	02645
Title Book/Page or L.C.C. #	28790/257		
Map(s) / Parcel(s)	45-52-1-1		
Zoning & Overlay Districts	IL	*Historic?	NO
Frontage (linear feet)	178.95'		
Total land area (s.f.)	1,385 CODE 103 - 40,000 CODE 203 - 468		
Upland (s.f.)	Wetlands (s.f.) NO		

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 2400	Net:	
Proposed Floor Area in Sq. Ft	Gross: 2400	Net:	
Change in Sq. Ft + / -	Gross: N/A	Net:	
Existing # of parking spaces	34	Proposed # of parking spaces:	34*
Existing Use(s)	UNOCCUPIED		
Proposed Use(s)	AUTO REPAIR		
<i>Attach a separate narrative if necessary.</i>			

*TOWN WILL BE DETERMINED
SEVEN (7) PARKING SPACES

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:

- 130 325-141? #2
- ☒ Paragraph 325, sub-paragraph # 10.2
 - ☐ 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.F
- ☐ 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.*

E.T.S. & L., Inc.
c/o Rick Hamlin
4 Evergreen Way – Unit # 4
Harwich, MA 02645

July 7, 2020

Harwich Planning Board
732 Main Street
Harwich, MA 02645

RE: 524 Depot Street

To Whom It May Concern,

The purpose of this letter is to supply a short narrative for a Special Permit application to allow an automotive service & repair facility for bays 1 & 2, (left to right), located at 524 Depot Street, Harwich, MA. (Par.325-13D).

The facility will comprise two (2) service bays. There is only one (1) employee, the owner, and he feels there will be one car per bay stored over night. This would total seven (7) parking spaces, of which two are located per the site plan, inside - one per bay, and five (5) spaces would be designated at the southwest corner of the lined parking spaces.

Application fee in the amount of \$525.00, check # 3113 is included in this package.

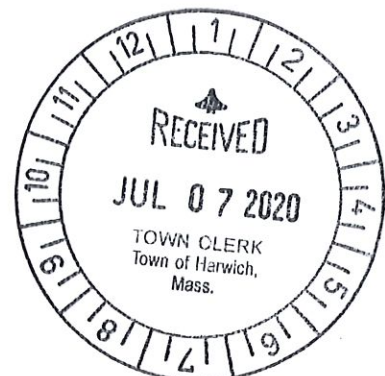
I may be reached at 508/737-0909 if there are any questions,

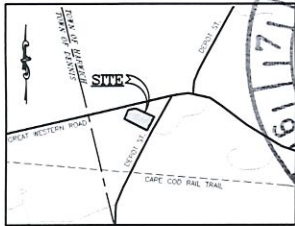
Respectfully,



Rick Hamlin, President
ETS&L, Inc

Copy: Robert C. Chamberlain, Trustee
Robert Ormon, Owner Ormon Automotive





LOCUS

SCALE: 1"=750'

PARCEL INFORMATION

OWNER OF RECORD: ROBERT C. CHAMBERLAIN, TRS
524 DEPOT STREET, HARMICH,
MA 02660
45/22-1-1
287,760/257
ZONING DISTRICT: 60.302 (1.39 AC.)
INDUSTRIAL LIMITED (I-L)

ZONING DISTRICT

INDUSTRIAL LIMITED (I-L)

GENERAL NOTES:

- EXISTING CONDITIONS SURVEY PERFORMED BY DEANWART LAND SURVEYING 338 MAYFAIR ROAD, SOUTH DENNIS MA 02660, IN JUNE 2019.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN ANY AREAS MAPPED BY THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM AS PRIORITY HABITATS OF RARE SPECIES OR CRITICAL HABITATS OF RARE WILDLIFE.
- NONE OF THE SUBJECT PARCEL IS WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS SHOWN ON PANEL NO. 2500100564, EFFECTIVE DATE JULY 16, 2014.
- NO AREAS EXIST WITHIN THE SUBJECT PARCEL THAT ARE SUBJECT TO THE WETLANDS PROTECTION ACT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A ZONE II WELLSHEAD PROTECTION AREA.
- VERTICAL DATUM IS ASSUMED.
- ALL WORK SHALL CONFORM TO THE TOWN OF HARMICH AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
- LOCATION OF UTILITIES ON THIS PLAN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD. THE ELEVATIONS OF ALL EXISTING BENCH MARKS SHALL BE VERIFIED PRIOR TO THE INSTALLATION OF ANY SYSTEM COMPONENTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY.
- ALL BITUMINOUS AREAS SHALL MATCH EXISTING TIE IN GRADES.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DEWATE PRIOR TO COMMENCING ANY CONSTRUCTION.
- IN THE CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE ALL OTHER DRAWINGS.
- ALL SIGNS SHALL CONFORM TO THE LATEST REVISION OF THE TOWN OF HARMICH SIGN CODE.
- ALL ENTRANCES TO THE PROPOSED BUILDING SHALL MEET A.D.A. REQUIREMENTS. HANDICAP PARKING AREA NOT TO EXCEED 2% SLOPE IN ANY DIRECTION.
- BASE AND SUB-BASE MATERIAL FOR SIDEWALKS CURBS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNDESIRABLE MATERIAL. SHOULD MATERIAL BELOW THESE AREAS BE FOUND UNSUITABLE, THEY SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL AND COMPACTED TO 95% MAXIMUM DENSITY.

PARKING REQUIREMENTS:

I-L REQUIRED PARKING:	OTHER INDUSTRIAL 1.3 PER EMPLOYEE (MAX SHIFT) 1 PER 200 S.F. OFFICE AREA (NONE PROPOSED)
MAX. EMPLOYEES:	24
PARKING REQUIRED:	32 (2 HANDICAPPED REQUIRED)
PARKING PROVIDED:	34 STANDARD SPACES 2 HANDICAPPED SPACES

LEGEND

	EXISTING UTILITY POLE
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING OVERHEAD WIRES
	PROPOSED FIRE HYDRANT
	EXISTING WATER GATE VALVE
	PROPOSED WATER GATE
	EXISTING UTILITY POLE
	SITE OF OBSERVATION HOLE/PERC TEST
	PROPOSED LIGHT POLE
	EDGE OF PROPOSED BUILDING
	PROPOSED PAVEMENT STRIPING
	PAINTED TRAFFIC FLOW ARROW
	RADIUS OF CURB OR BERM
	PROPOSED CATCH BASIN
	PROPOSED DRAIN MANHOLE
	PROPOSED LIGHT POLE

ZONING REQUIREMENTS

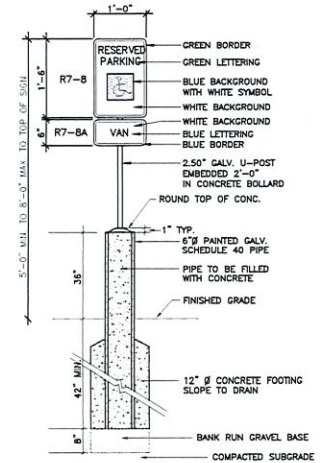
ZONING DISTRICT: I-L	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	60,302 SF	60,302 SF
MINIMUM FRONTAGE	100'	198.10'	198.10'
MINIMUM FRONT YARD SETBACK	25'	26.7'	26.7'
MINIMUM SIDE YARD SETBACK	25'	(9)25.5' & (1)38.2'	(9)25.5' & (1)38.2'
MINIMUM REAR YARD SETBACK	50'	113.0'	113.0'
MAXIMUM BUILDING COVERAGE	40%	16.28%	16.28%
MAXIMUM SITE COVERAGE	70%	59.38%	65.28%
MAXIMUM STORES	2.5	1	1

DETAIL-CAPE COD BERM

NOT TO SCALE

HANDICAP PARKING SPACE INDICATOR

NOT TO SCALE



STEEL PIPE BOLLARD - 6" DIA. A.D.A. ACCESSIBLE PARKING SIGN

NOT TO SCALE

AJ SITE DESIGN, LLC
4 CRESTVIEW DRIVE
EAST SANDWICH, MA 02537
PHONE: (508) 400-2365
Site Design and Permitting

PROJECT:	524 DEPOT STREET HARMICH, MA
CLIENT:	HARMICH DEPOT, LLC ROBERT C. CHAMBERLAIN, TRS PO BOX 271 SOUTH DENNIS, MA 02660
DRAWING TITLE:	PROPOSED SITE PLAN
SCALE:	1"=20'
DATE:	11/5/2019
DRAWING NO.:	1 OF 1

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/3/19	REVISIONS PER TOWN PLANNER COMMENTS