

HARWICH PLANNING BOARD  
PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, June 9, 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](mailto:cgreenhalgh@town.harwich.ma.us). Anyone having interest the application is invited to access the meeting via GoToMeeting.com. Instructions regarding how to access and participate in the meeting will be posted on the Planning Board's Agenda page for the date of the meeting: <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 June 9, 2020.

**PB2020-13 Davenport Companies Inc.**, applicant, c/o John M. O'Reilly, PE, PLS, representative, seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 0 Old Campground Road Map 30, Parcel C12 in the R-M District.

**PB2020-14 Davenport Companies Inc.**, applicant, c/o John M. O'Reilly, PE, PLS, representative, seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 0 Old Campground Road Map 30, Parcel C11 in the R-M 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 May 12, 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](http://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: May 21 & 28 2020



# J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

#2

April 21, 2020

JMO-8821

Harwich Planning Board  
732 Main Street  
Harwich, MA 02645

RE: **Special Permit Applications** – 2 & 12 Old Campground Road (Assr's. Map 30, Parcel C12 & C11)  
Applicant: The Davenport Companies, c/o Christian Davenport  
Owner: Coulson Realty Trust c/o Wayne D. Coulson, Trustee

Dear Planning Board Members,

On behalf of our client, The Davenport Companies, Inc., J.M. O'REILLY & ASSOCIATES, INC is filing the two enclosed Special Permit Application, Site & Sewage Disposal System Plan and other associated paperwork for the proposed construction of a two family dwelling at the above referenced properties. The parcels are currently vacant and are adjacent to a large overgrown bog on the south and east sides.

The application is to seek a Special Permit for the construction multifamily dwellings, each containing two units, one each of the parcels. The proposed duplex for each parcel confirms to the all applicable zoning requirements for building setback, coverage and area. As part of the Special Permit, the applicant is seeking a waiver from the following Section:

**Waiver:** Section 400-17: The owner will not be living in any of the units.

The two parcels have recently been reviewed by the Conservation Commission. The Commission approved the two Notice of Intents and the applicant is waiting for the formal approvals from the Commission. The sewage system for both parcels fully complies with the Massachusetts sanitary Regulations, Title 5 and the Town of Harwich Sanitary Regulations.

We look forward to the Planning Board Public Hearing set for May 28, 2020, to present the project. Please contact our office if you need any additional information or if you have any questions.

Very truly yours,  
J. M. O'REILLY & ASSOCIATES, INC.



John O'Reilly, P.E., P.L.S.  
Principal

CC: Client  
Owner

# TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW	FORM A
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TO THE TOWN CLERK, HARWICH, MA

DATE April 21, 2020

## PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	The Davenport Companies, Inc.
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	John M. O'Reilly, P.E., P.L.S. J.M. O'Reilly & Associates, Inc.
Mailing address	P.O. Box 1773
Town, ST, Zip	Brewster, MA 02631
Phone	508-896-6601
Fax	508-896-6602
E-mail	joreilly@jmoreillyassoc.com

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

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

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

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

### Authorization

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

  
Applicant

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

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
Case #	

## TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW	FORM A
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TO THE TOWN CLERK, HARWICH, MA

DATE April 21, 2020

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Mailing address	P.O. Box 1773
Town, ST, Zip	Brewster, MA 02631
Phone	508-896-6601
Fax	508-896-6602
E-mail	joreilly@jmoreillyassoc.com

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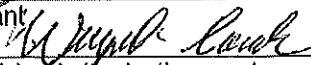
- ☐ Owner   
 ☒ Prospective Buyer\*   
 ☐ Representative for Owner/Tenant/Buyer\*  
☐ Tenant\*   
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 Christina Davenport  
 Applicant \_\_\_\_\_  
 William A. Coolson  
 Owner(s) - Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #



### PART B – PROJECT LOCATION

Legal Street Address	2 Old Campground Road	Village/Zip Code	Harwich / 02645
Title Book/Page or L.C.C. #	Book 12924, Page 83		
Map(s) / Parcel(s)	30 / C12		
Zoning & Overlay Districts	RM Zone	*Historic?	No
Frontage (linear feet)	170.44 feet		
Total land area (s.f.)	58,775		
Upland (s.f.)	57,555 sf	Wetlands (s.f.)	1,220 sf

### PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: n/a	Net:
Proposed Floor Area in Sq. Ft	Gross: 1,520 sf	Net:
Change in Sq. Ft + / -	Gross: 1,520 sf	Net:
Existing # of parking spaces	n/a	Proposed # of parking spaces: 4 spaces
Existing Use(s)	Vacant Land	
Proposed Use(s)	One Multifamily Dwelling; 2 Bedroom per unit	
Attach a separate narrative if necessary.		

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

#### Site Plan Review § 325-55:

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

#### Article V, Use Regulations:

- ☐ Paragraph\_\_\_\_, sub-paragraph #\_\_\_\_ ☐ Paragraph\_\_\_\_, sub-paragraph #\_\_\_\_
- ☐ Paragraph\_\_\_\_, sub-paragraph #\_\_\_\_, supplemental regulation #\_\_\_\_ § 325-14

#### Article X, Special Permits:

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

#### Other Special Permits:

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

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

September 2011



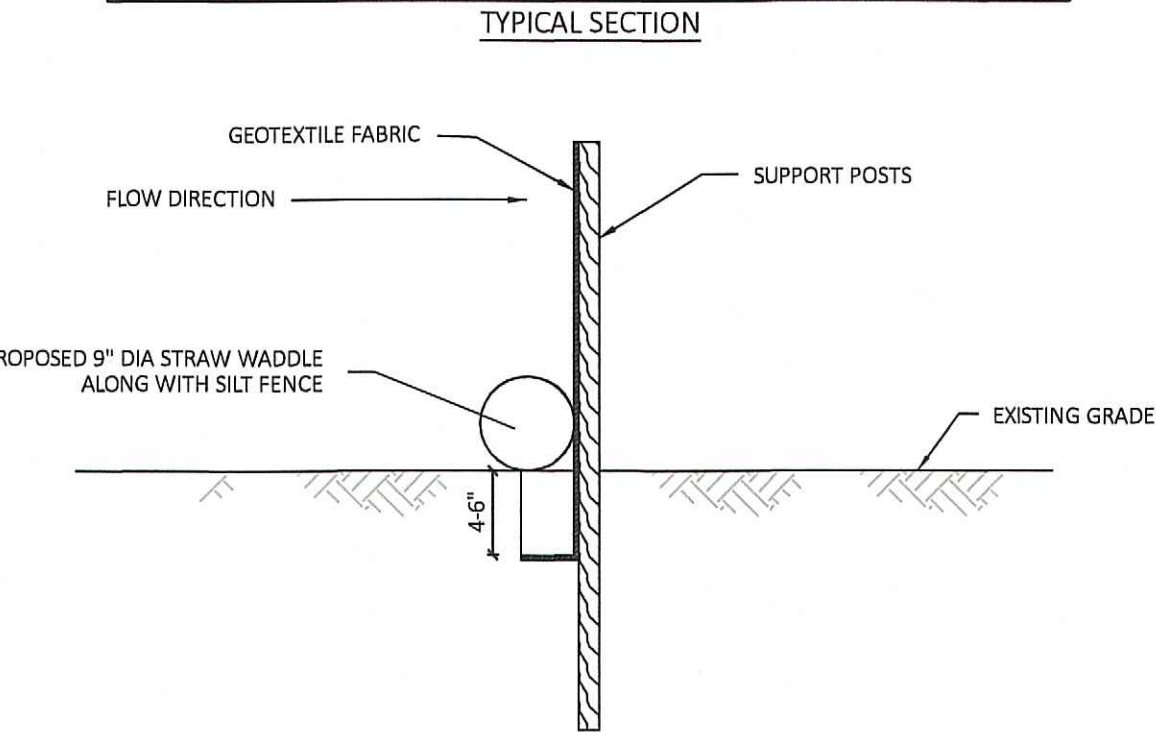
GENERAL NOTES:

- A.) NEITHER DRIVEWAYS NOR PARKING AREAS ARE ALLOWED OVER SEPTIC SYSTEM UNLESS 11-20 COMPONENTS ARE USED.
- B.) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION NOTES:

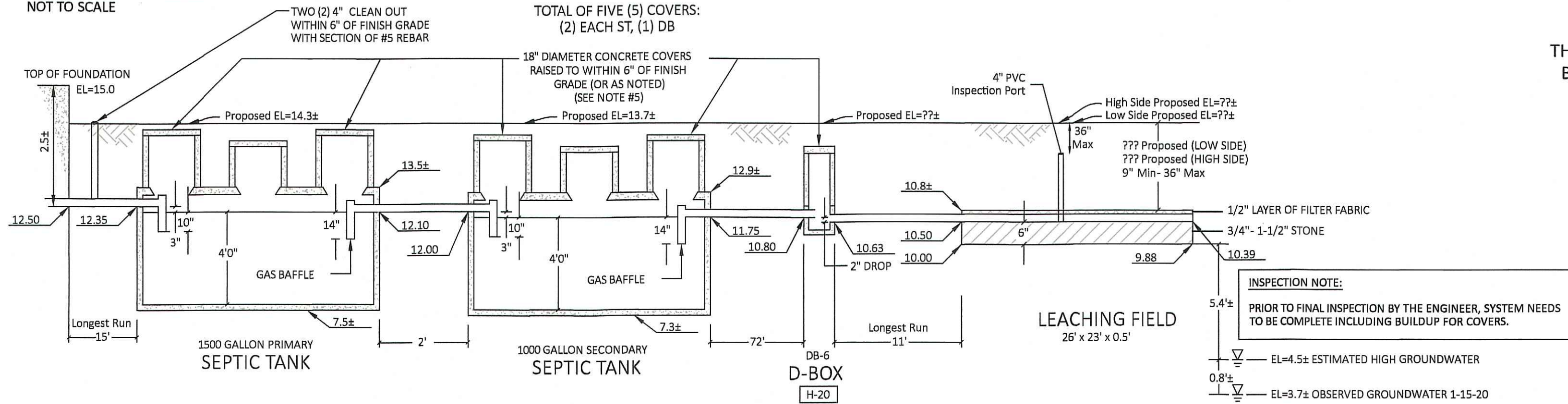
- 1.) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2.) SEPTIC TANKS, GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3.) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-93 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4.) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5.) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6.) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7.) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8.) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.
- 9.) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10.) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/8" TO 1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST.
- 11.) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL OR WHEN PRESSURE Dosed.
- 12.) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13.) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14.) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15.) SUBSURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM. THE DESIGNER SHALL INSPECT THE CONSTRUCTION AFTER THE INITIAL EXCAVATION, PRIOR TO BACKFILLING, AND DURING BACKFILLING. IN ADDITION, THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY, THE SYSTEM INSTALLER AND DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO 310 CMR 15.021(3). ANY COMPONENT OF THE SYSTEM WHICH HAS BEEN COVERED WITHOUT SUCH PERMISSION SHALL BE UNCOVERED UPON REQUEST OF THE APPROVING AUTHORITY OR THE DEPARTMENT.
- 16.) SOIL REMOVAL: ALL TOPSOIL (E) & (A), AND SUBSOIL (B) SHALL BE REMOVED FOR A DISTANCE OF 5' FROM THE SOIL ABSORPTION SYSTEM DOWN TO THE MEDIUM COARSE SAND LAYER (C1). AREA TO BE BACKFILLED WITH CLEAN SAND AND COMPACTED TO MINIMIZE SETTLING.
- 17.) OWNER / CONTRACTOR SHALL REVIEW HOUSE LOCATION AND GRADING PRIOR TO EXCAVATION.
- 18.) CONTRACTOR SHALL VERIFY BUILDING SETBACKS.
- 19.) INSTALL A 40 mil HDPE LINER FROM EL. ??? TO EL. ??? AS SHOWN (~~~~~) ON THE SAS DETAIL. LENGTH OF LINER IS APPROXIMATELY 88'.  
20.) INSTALLER TO CONFIRM LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO START OF CONSTRUCTION.
- 21.) WATER/SEWER CROSSING: WATERLINE SHALL BE SLEEVED IN 6" SCH. 40 PVC PIPE ANYWHERE WITHIN 10 FEET OF ALL SEPTIC COMPONENTS.

SILT FENCE/EROSION CONTROL DETAIL:



FLOW PROFILE:

NOT TO SCALE

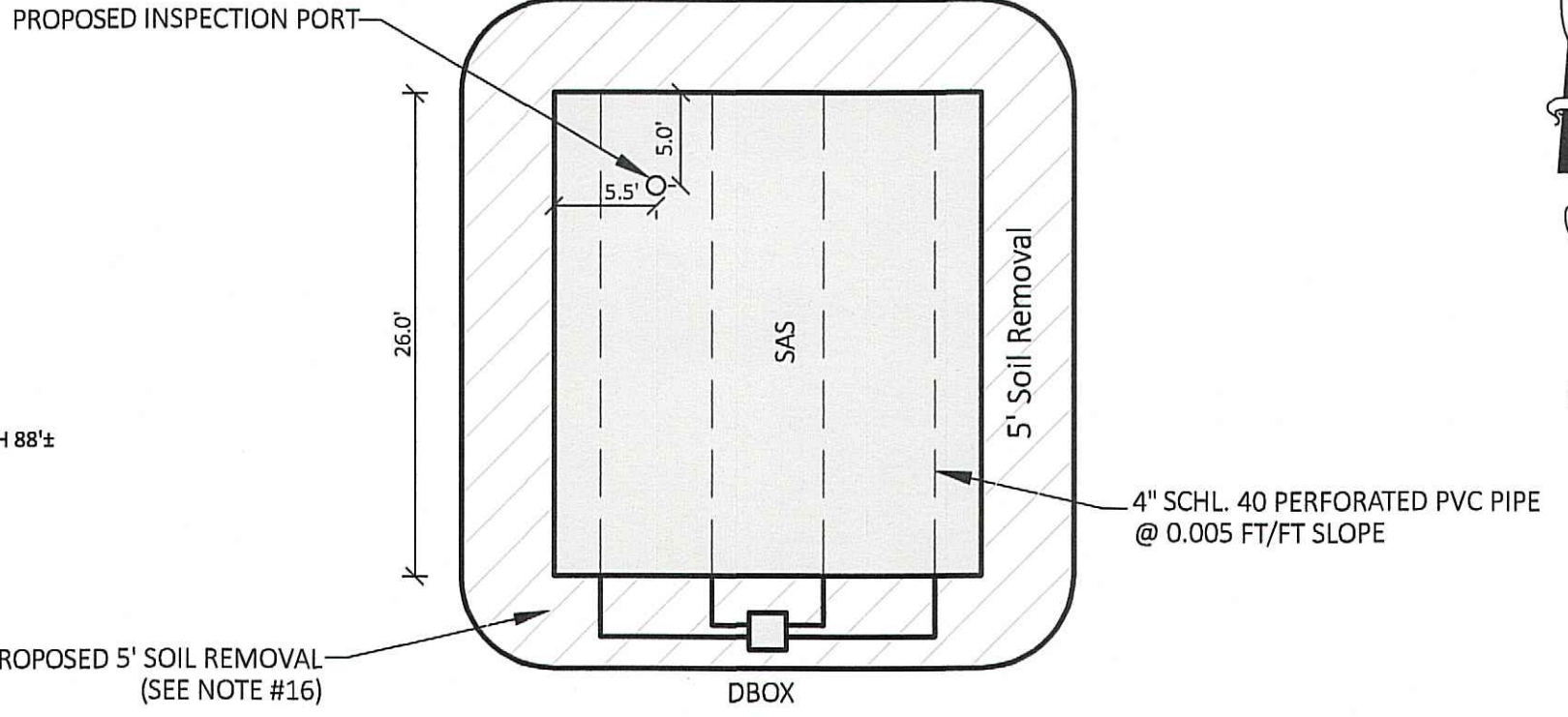


SYSTEM DESIGN CALCULATIONS:

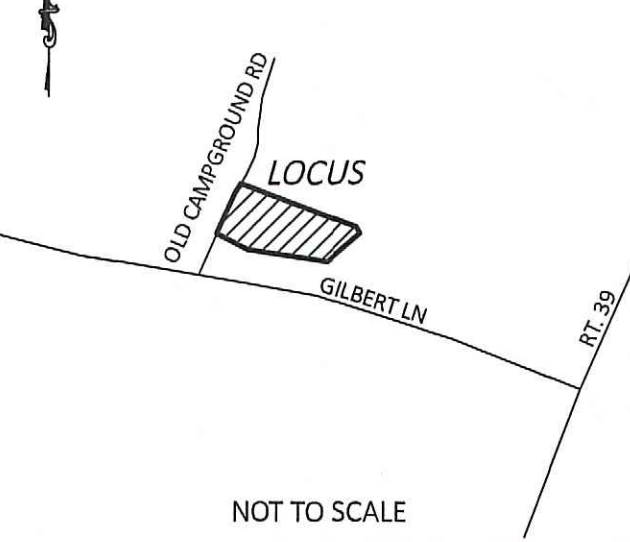
SEWAGE DESIGN FLOW:  
4 BEDROOM DWELLING @ 110 GPD = 440 GPD  
LEACHING CAPACITY REQUIRED:  
4 BEDROOMS (MAX) @ 110 GPD = 440 GPD REQUIRED  
PRIMARY SEPTIC TANK CAPACITY REQUIRED:  
DAILY FLOW = 440 GPD @ 200% = 880 GAL. REQUIRED  
PRIMARY SEPTIC TANK CAPACITY PROVIDED:  
1,500 GALLON SEPTIC TANK (MIN. ALLOWED)  
SECONDARY SEPTIC TANK CAPACITY REQUIRED:  
DAILY FLOW = 440 GPD @ 100% = 440 GAL. REQUIRED  
SECONDARY SEPTIC TANK CAPACITY PROVIDED:  
1000 GALLON SEPTIC TANK (MIN. ALLOWED)  
LEACHING CAPACITY PROVIDED:  
ONE (1) 26.0' X 23.0' X .5' LEACHING FIELD CAN LEACH:  
V=(26.0' X 23.0' X 0.74 GPD/SF) = 443 GPD  
443 GPD > 440 GPD REQUIRED  
NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.  
INSTALL:  
ONE (1) - 1500 GALLON PRIMARY SEPTIC TANK  
ONE (1) - 1000 GALLON SECONDARY SEPTIC TANK  
ONE (1) - 6 OUTLET DISTRIBUTION BOX (H-20 Rated)  
ONE (1) - 26.0' X 23.0' LEACHING FIELD  
ONE (1) - 40 MIL HDPE LINER FROM EL.-10.5 TO EL.+8.5 APPROXIMATE LENGTH 88'

SAS DETAIL

SCALE: 1" = 10'



HARWICH, MA



PLAN BOOK 684  
DEED BOOK 12924  
ASSESSORS' MAP 30

PAGE 62  
PAGE 083  
PARCEL C12

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- UNDERGROUND UTILITY SERVICE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- TOP OF BANK
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

ZONING TABLE

RM ZONE	
FRONT YARD SETBACK	25 FEET
SIDE AND REAR YARD SETBACKS	20 FEET
BUILDING COVERAGE	20 %
SITE COVERAGE	35 %
BUILDING HEIGHT	30 FEET
PROPOSED BUILDING COVERAGE:	
BUILDING AREAS	X 100
LOT AREA	
1,510 SF±	X 100 = 2.0% < 20%, OK
58,775 SF±	
PROPOSED SITE COVERAGE:	
BUILDING, DECK, BULKHEAD, WALKWAY & DRIVEWAY AREAS	X 100
LOT AREA	
4,792 SF±	X 100 = 8.2 % < 35%, OK
58,775 SF±	
PROPOSED BUILDING HEIGHT CALCULATIONS	
AVERAGE GRADE = (7.7 + 13.5) / 2 = 10.6±	
MAX. ALLOWABLE ELEVATION: 10.6 + 30 = 40.6	
PROPOSED ELEVATION:	
14.7 (TOP) + XX.X (BUILDING HEIGHT) = XX.X < 40.6, OK	

PLAN

SCALE 1"=20'  
THIS AREA IS SERVED  
BY TOWN WATER.



COVERAGE NOTES:

TOTAL LAND AREA WITHIN 100 FOOT BUFFER ZONE FOR PARCEL = 38,940 SF±  
AREA OF DISTURBANCE WITHIN THE 100 FOOT BUFFER ZONE = 1,210 SF± (3%±)  
AREA TO BE PLANTED WITH SHRUBS AND ALLOWED TO NATURALIZE = 1,210 SF±  
NO WORK IS PROPOSED WITHIN THE 50 FOOT BUFFER ZONE.

0 20 40 60  
SCALE 1"=20'

THE LAYOUT AND DIMENSIONS OF THE PROPOSED DWELLING HAS BEEN TAKEN FROM THE PLAN DATED 11/11/16, PREPARED BY DAVENPORT BUILDING COMPANY.

G:\Jobs\THE DAVENPORT GROUP\8821\DWG\8821 S05 PLAN REV4-6-2020.DWG

REVISED 4-6-2020: CHANGED HOUSE FOOTPRINT, ADJUSTED GRADING AND SEWAGE SYSTEM SIZE, ADDED VEGETATION AREA.

The Davenport Companies  
20 NORTH MAIN STREET, S. YARMOUTH, MA

SITE & SEWAGE DISPOSAL SYSTEM DESIGN  
2 OLD CAMPGROUND ROAD, HARWICH, MA

J.M. O'REILLY & ASSOCIATES, INC.  
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
P.O. Box 1773  
(508)896-8601 Office Brewster, MA 02631 (508)896-8602 Fax

DATE: 2/12/20 SCALE: As Noted BY: MJW CHECK: JMO JOB NUMBER: JMO-8821





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



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



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



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

NEW DUPLEX  
for  
DAVENPORT  
BUILDING  
CO.

0 Main Street,  
Harwich, MA  
02645

CONSULTANTS



Davenport Building Company  
20 North Main Street, South  
Yarmouth, MA 02664  
c/o Tom Grew

REVISIONS:	
DATE	DESCRIPTION
8/13/18	Preliminary Plans
4/4/20	Revisions

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

DAVENPORT DUPLEX -  
Downsized -  
04.04.2020.pln

ELEVATIONS

A1

#2



NEW DUPLEX  
for  
DAVENPORT  
BUILDING  
CO.

0 Main Street,  
Harwich, MA  
02645

CONSULTANTS



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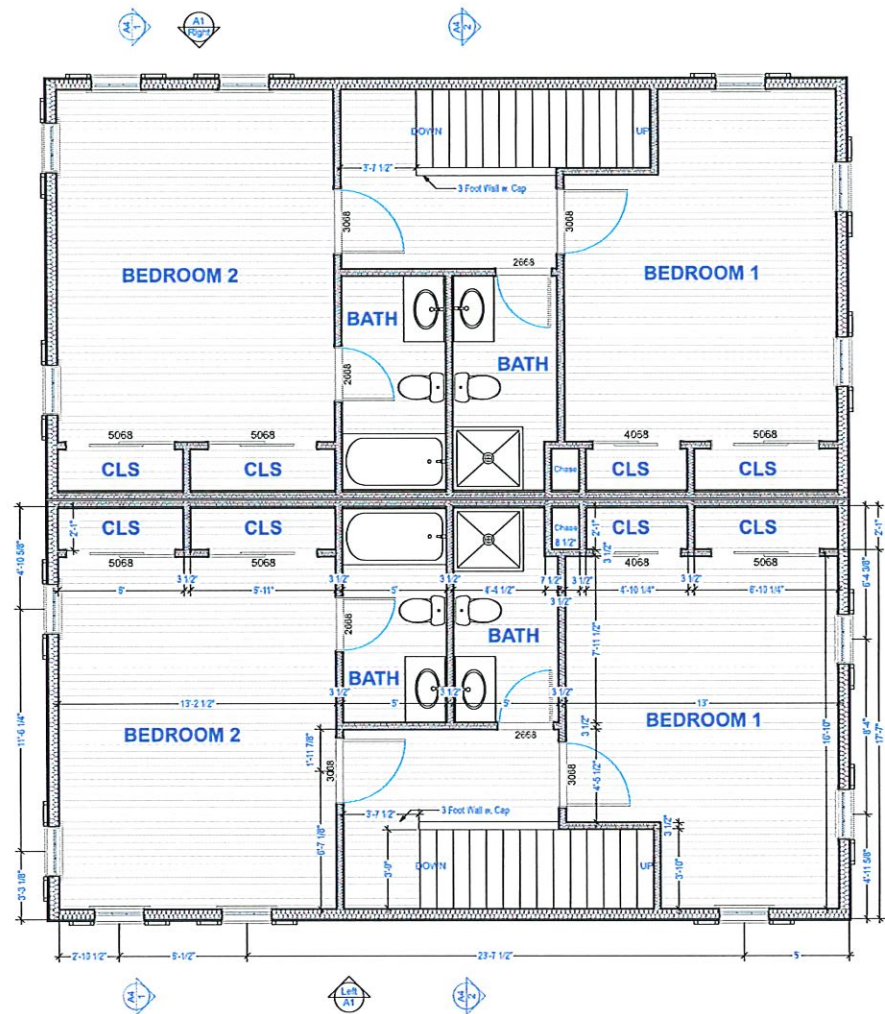
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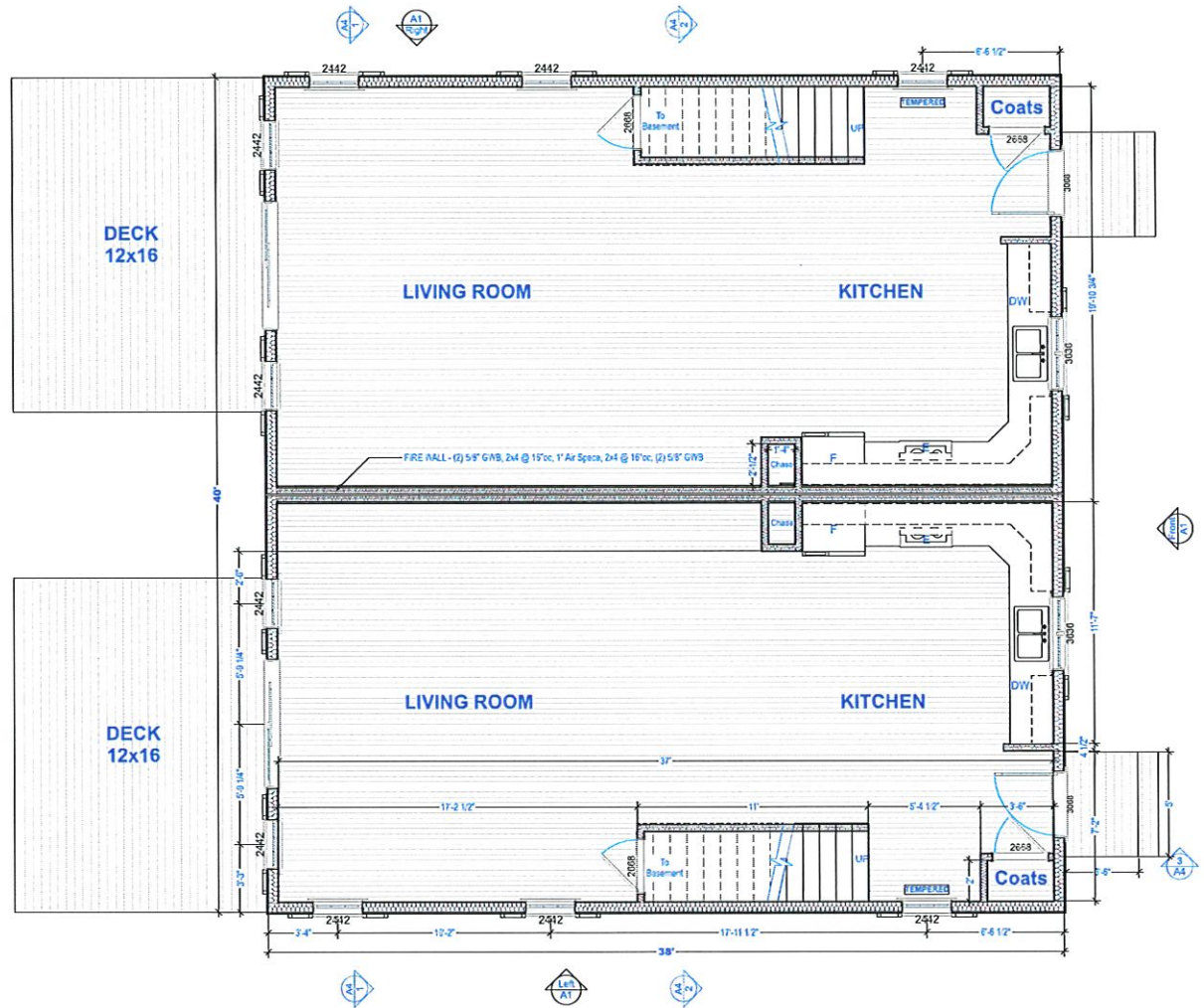
DAVENPORT DUPLEX -  
Downsized -  
04.04.2020.pln

FLOOR PLANS

A2

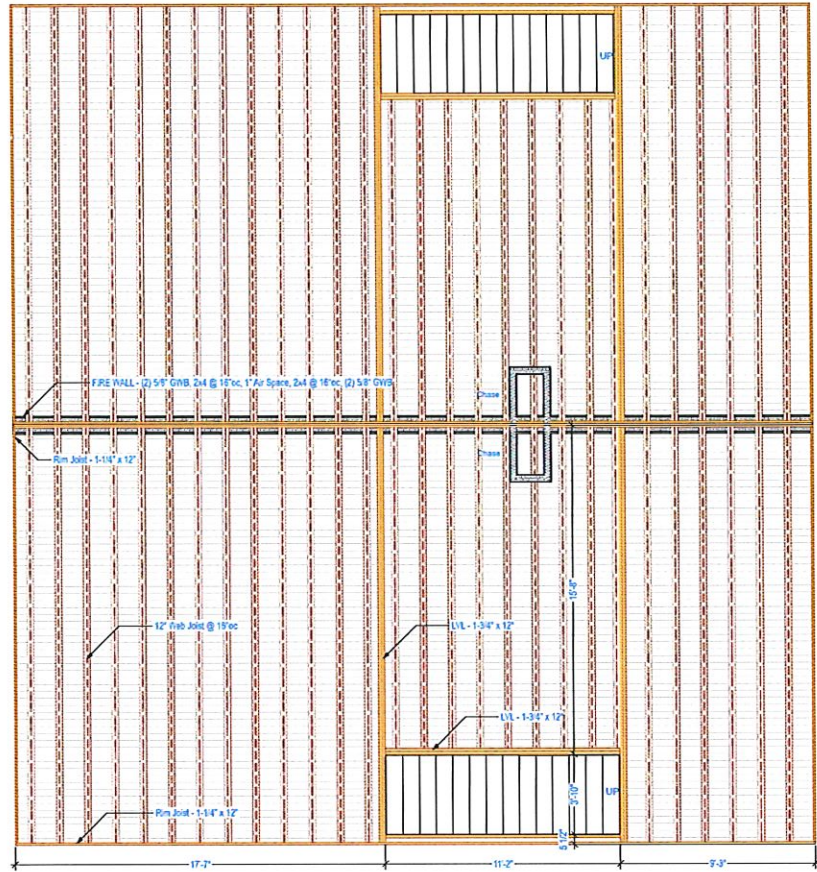


Second Floor  
SCALE: 1/4" = 1'-0"

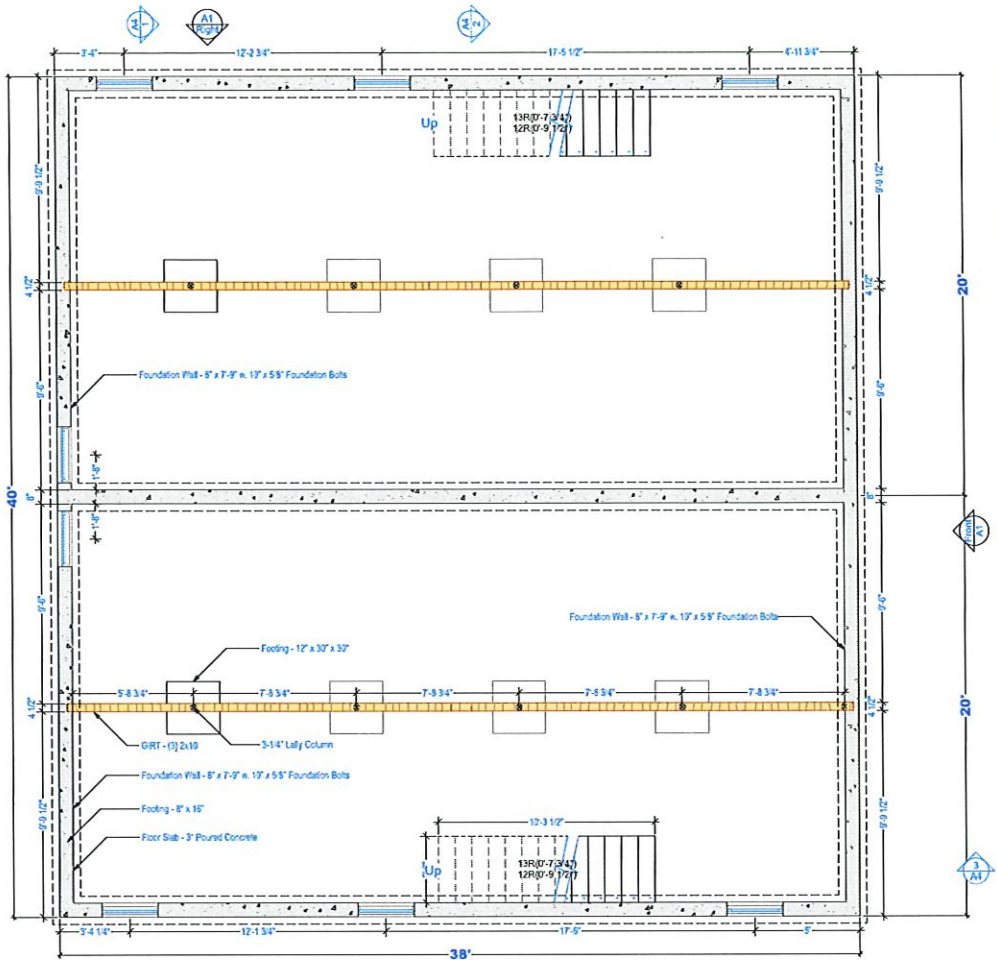


First Floor  
SCALE: 1/4" = 1'-0"

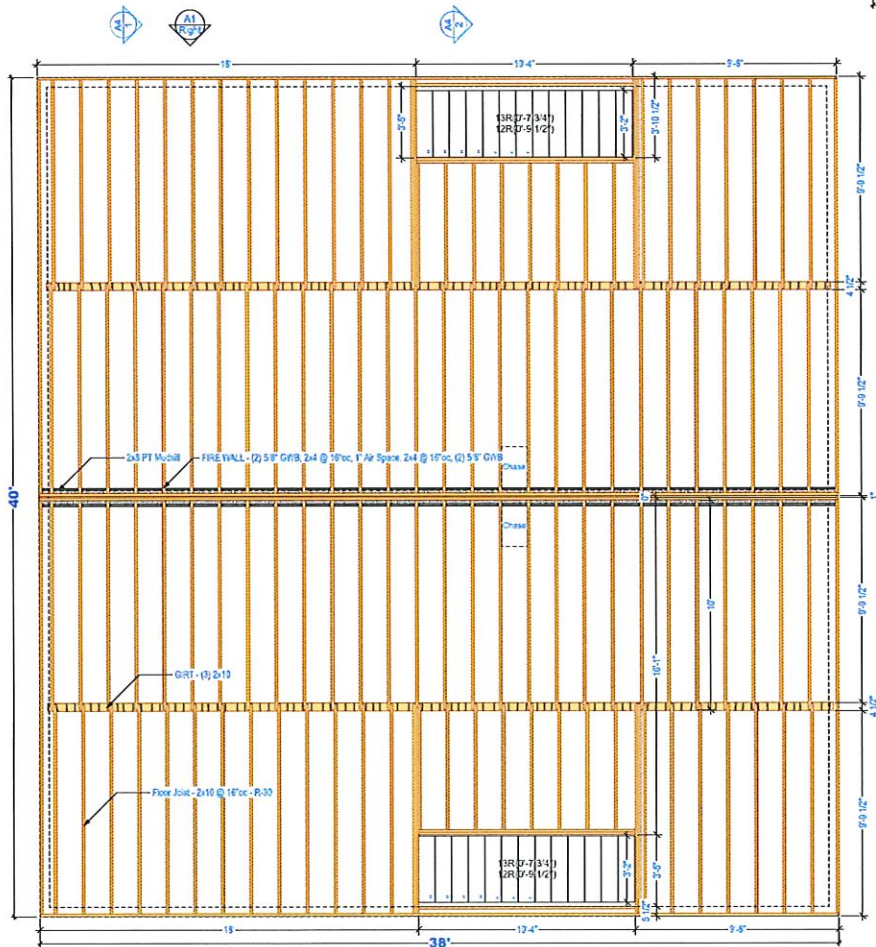




Framing - Second Floor  
SCALE: 1/4" = 1'-0"



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

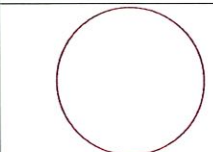


First Floor Framing  
SCALE: 1/4" = 1'-0"

# NEW DUPLEX for DAVENPORT BUILDING CO.

0 Main Street,  
Harwich, MA  
02645

## CONSULTANTS



Davenport Building Company  
20 North Main Street, South  
Yarmouth, MA 02664

c/o Tom Grew

## REVISIONS:

DATE	DESCRIPTION
8/13/18	Preliminary Plans
4/4/20	Revisions

## PROJECT NO:

MODEL FILE:

DRAWN BY:

CHK'D BY:

OFFICE:

DAVENPORT DUPLEX -  
Dowsized -  
04.04.2020.pln

FRAMING PLANS

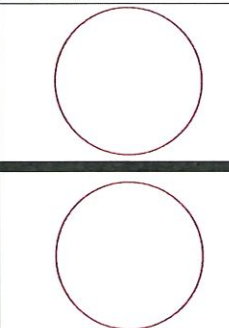
A3



NEW DUPLEX  
for  
DAVENPORT  
BUILDING  
CO.

0 Main Street,  
Harwich, MA  
02645

CONSULTANTS



Davenport Building Company  
20 North Main Street, South  
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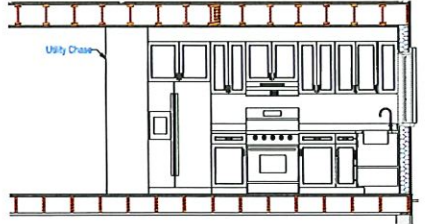
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CHK'D BY:  
OFFICE:

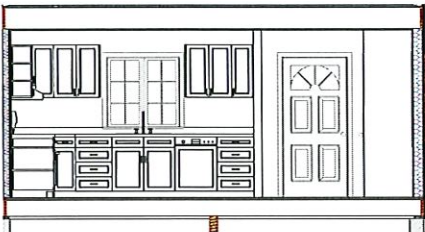
DAVENPORT DUPLEX -  
Downsized -  
04.04.2020.pln

SECTIONS

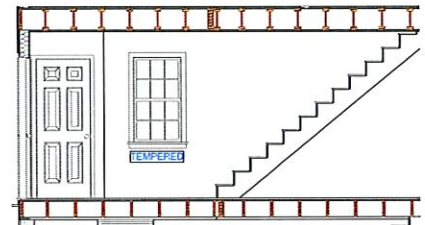
A4



01 Kitchen  
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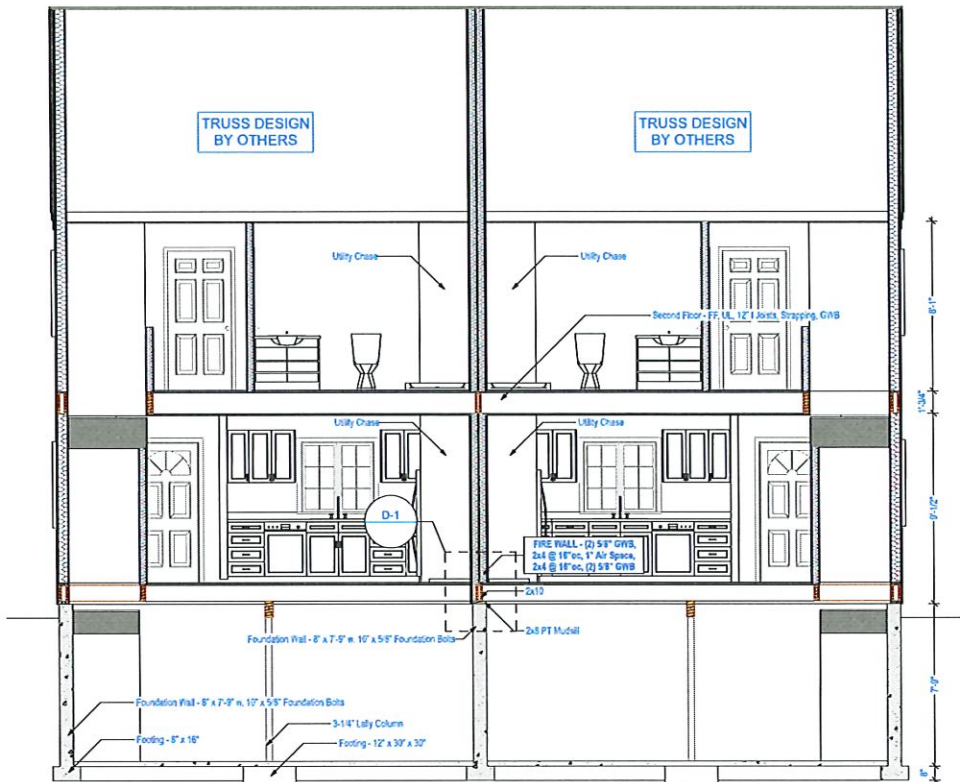
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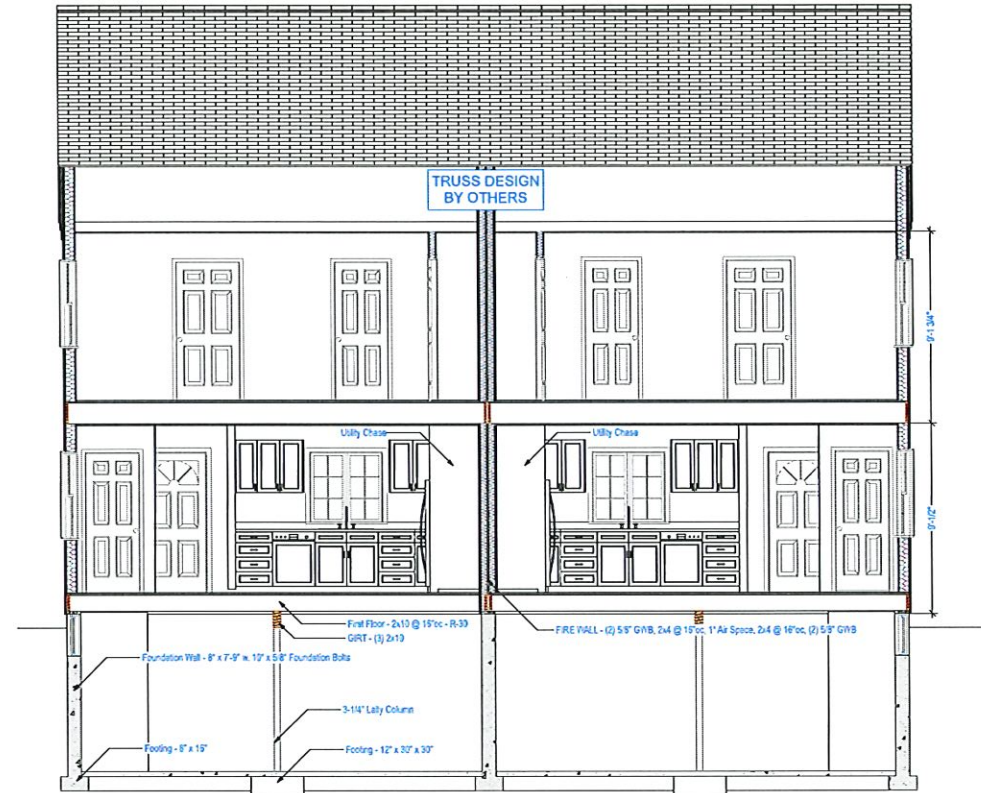
03 Kitchen  
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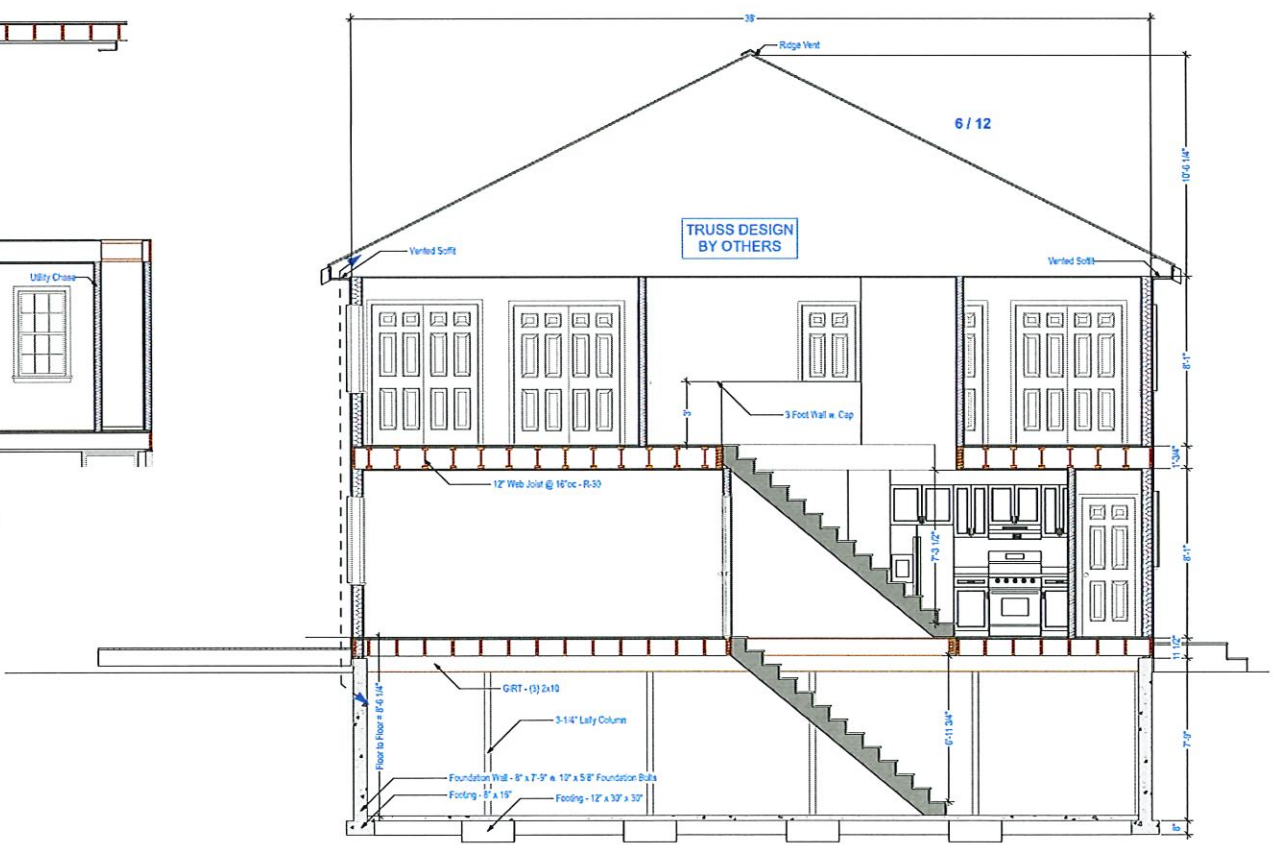
04 Kitchen  
SCALE: 1/4" = 1'-0"



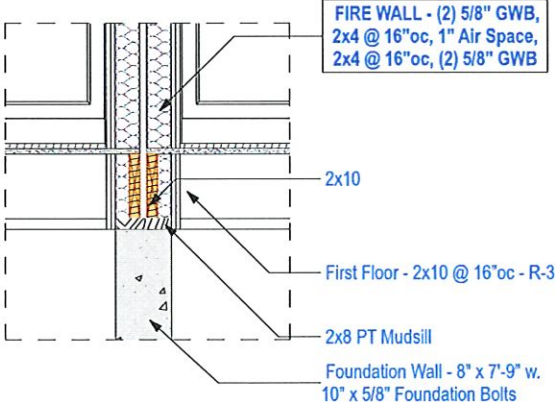
Section 2  
SCALE: 1/4" = 1'-0"



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



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



FIRE WALL  
SCALE: 1" = 1'-0"





# J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

# 12

April 21, 2020

JMO-8821

Harwich Planning Board  
732 Main Street  
Harwich, MA 02645

RE: **Special Permit Applications** – 2 & 12 Old Campground Road (Assr's. Map 30, Parcel C12 & C11)  
Applicant: The Davenport Companies, c/o Christian Davenport  
Owner: Coulson Realty Trust c/o Wayne D. Coulson, Trustee

Dear Planning Board Members,

On behalf of our client, The Davenport Companies, Inc., J.M. O'REILLY & ASSOCIATES, INC is filing the two enclosed Special Permit Application, Site & Sewage Disposal System Plan and other associated paperwork for the proposed construction of a two family dwelling at the above referenced properties. The parcels are currently vacant and are adjacent to a large overgrown bog on the south and east sides.

The application is to seek a Special Permit for the construction multifamily dwellings, each containing two units, one each of the parcels. The proposed duplex for each parcel confirms to the all applicable zoning requirements for building setback, coverage and area. As part of the Special Permit, the applicant is seeking a waiver from the following Section:

**Waiver:** Section 400-17: The owner will not be living in any of the units.

The two parcels have recently been reviewed by the Conservation Commission. The Commission approved the two Notice of Intents and the applicant is waiting for the formal approvals from the Commission. The sewage system for both parcels fully complies with the Massachusetts sanitary Regulations, Title 5 and the Town of Harwich Sanitary Regulations.

We look forward to the Planning Board Public Hearing set for May 28, 2020, to present the project. Please contact our office if you need any additional information or if you have any questions.

Very truly yours,  
J. M. O'REILLY & ASSOCIATES, INC.

John O'Reilly, P.E., P.L.S.  
Principal

CC: Client  
Owner

# TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW	FORM A
--	--------



TO THE TOWN CLERK, HARWICH, MA

DATE April 21, 2020

## PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	The Davenport Companies, Inc.
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	John M. O'Reilly, P.E., P.L.S. J.M. O'Reilly & Associates, Inc.
Mailing address	P.O. Box 1773
Town, ST, Zip	Brewster, MA 02631
Phone	508-896-6601
Fax	508-896-6602
E-mail	joreilly@jmoreillyassoc.com

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

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

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

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

### Authorization

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

 Christian Davenport

Applicant

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

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
---------------------	------------

Case #



# TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW	FORM A
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TO THE TOWN CLERK, HARWICH, MA      DATE April 21, 2020

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☐ Owner    ☒ Prospective Buyer\*    ☐ Representative for Owner/Tenant/Buyer\*  
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Applicant: *Christian Davenport*  
*W. Wayne Coolson*      *LEWYNE COOLSON*  
 Owner(s) - Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
Case #	

## PART B – PROJECT LOCATION

Legal Street Address	12 Old Campground Road	Village/Zip Code	Harwich / 02645
Title Book/Page or L.C.C. #	Book 12924, Page 83		
Map(s) / Parcel(s)	30 / C11		
Zoning & Overlay Districts	RM	*Historic?	
Frontage (linear feet)	190.63 feet		
Total land area (s.f.)	52,764 sf		
Upland (s.f.)	48,832 sf	Wetlands (s.f.)	3,932 sf

## PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: n/a	Net:
Proposed Floor Area in Sq. Ft	Gross: 2,408 sf	Net:
Change in Sq. Ft + / -	Gross: 2,408 sf	Net:
Existing # of parking spaces	n/a	Proposed # of parking spaces: 4 spaces
Existing Use(s)	Vacant Land	
Proposed Use(s)	One Multifamily Dwelling - 2 Bedrooms per unit	
<i>Attach a separate narrative if necessary.</i>		

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

### Site Plan Review § 325-55:

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

### Article V, Use Regulations:

- ☐ Paragraph\_\_\_\_, sub-paragraph #\_\_\_\_ ☐ Paragraph\_\_\_\_, sub-paragraph #\_\_\_\_
- ☐ Paragraph\_\_\_\_, sub-paragraph #\_\_\_\_, supplemental regulation #\_\_\_\_ § 325-14

### Article X, Special Permits:

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

### Other Special Permits:

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

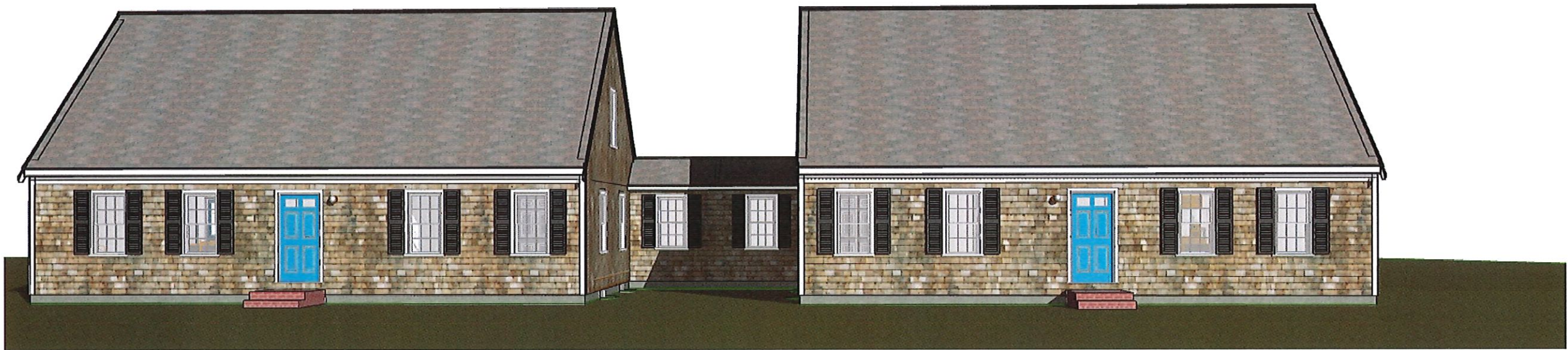
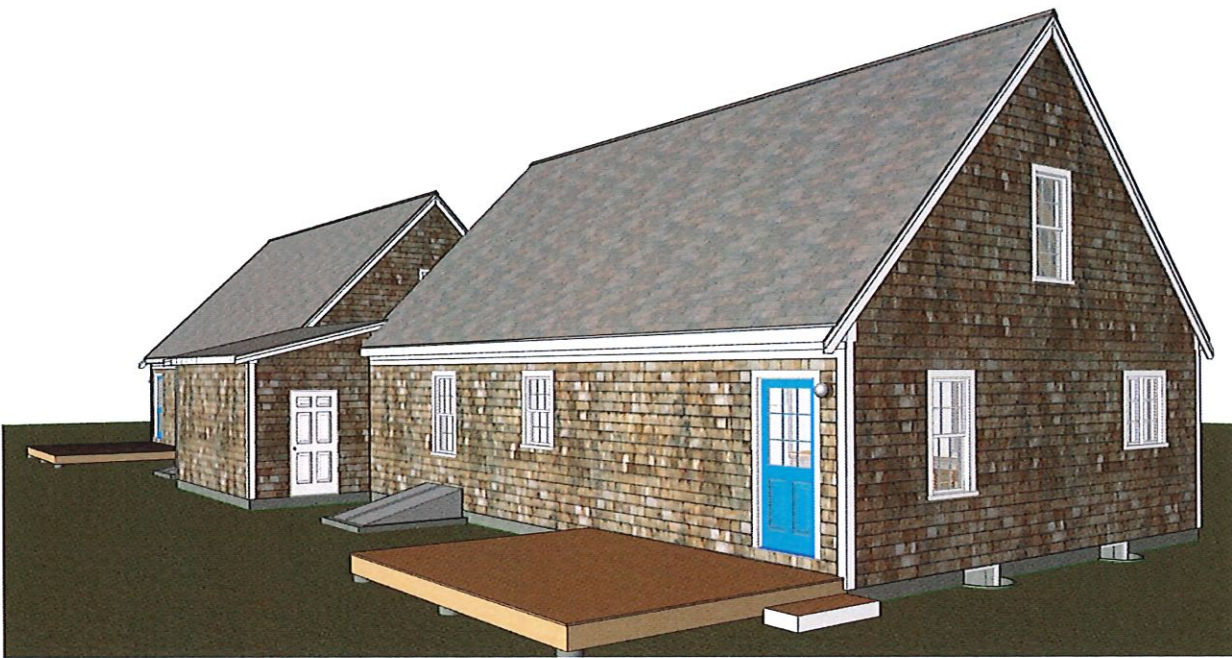
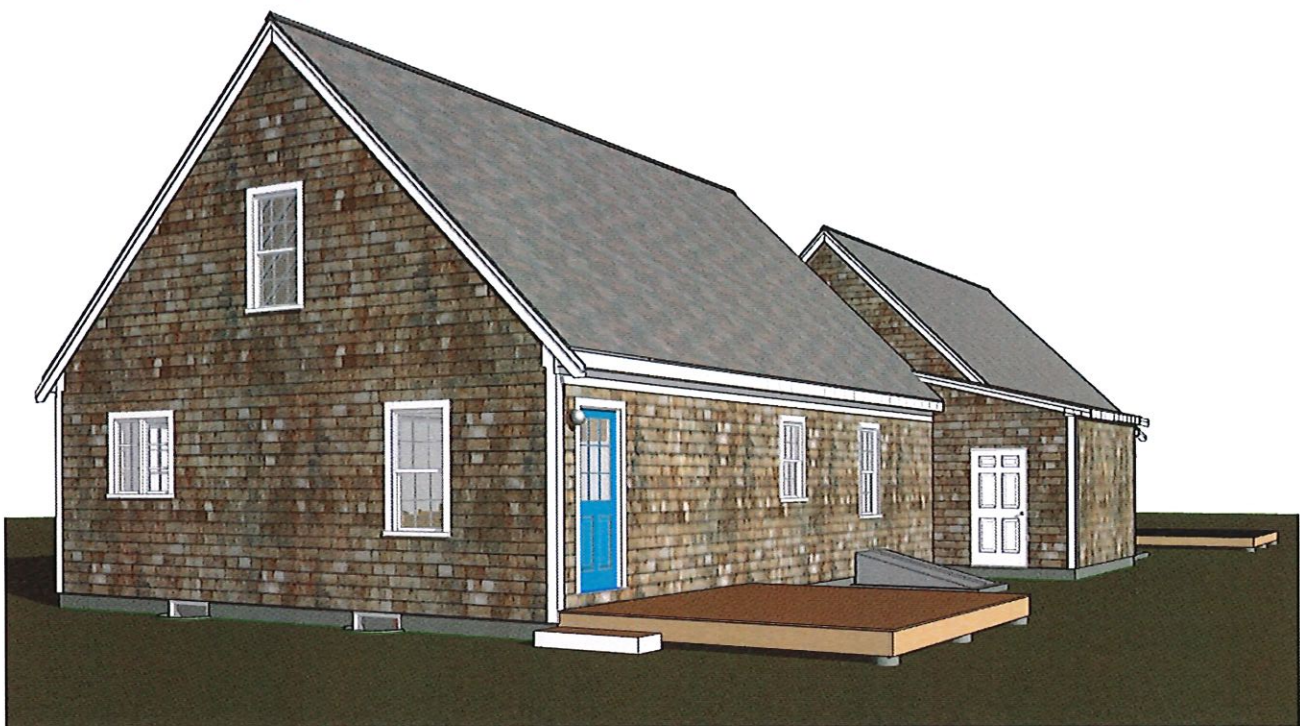
*\*Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*

September 2011









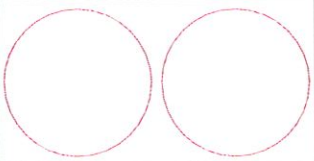
NEW HOME

FOR  
Davenport Building Co.

~~BOG LANE~~,  
HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

CONSULTANTS



Davenport Building Company  
20 North Main Street  
South Yarmouth, MA 02664  
508-398-2293  
Tom Grew  
tgrew@davenportbuilding.com

REVISIONS:	
DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

SHEET TITLE

Perspectives

A1



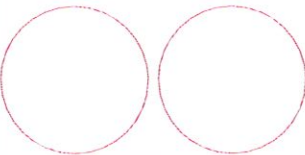
NEW HOME

FOR  
Davenport Building Co.

BOG LANE,  
HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

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REVISIONS:	
DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

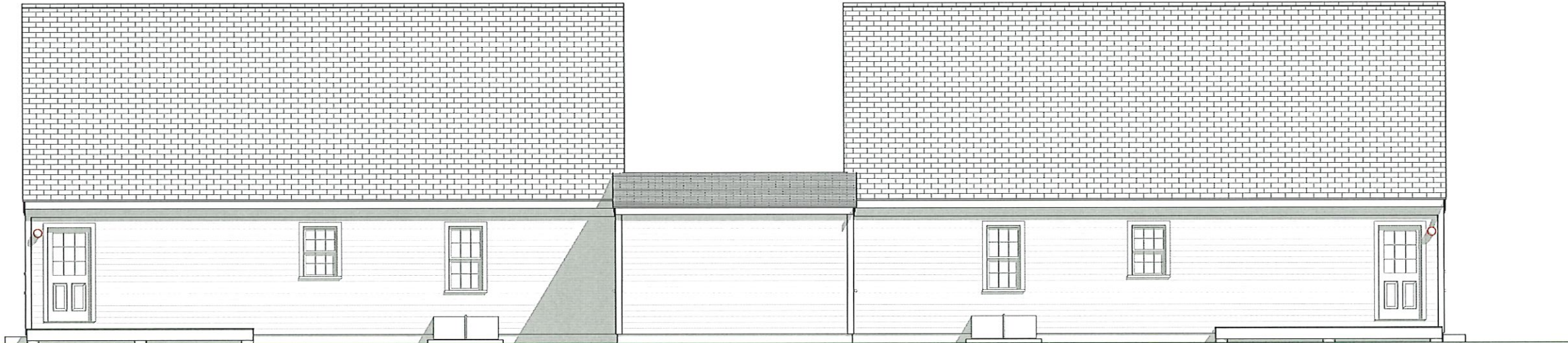
SHEET TITLE

ELEVATIONS

A2



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



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



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

NOTE:  
Buildings are mirror images  
All sections are mirrored

NOTE:  
Unheated Outside Storage  
Low Pitch Roofs, 2x6 Rafters, 3'-10"  
Foundation Wall, 8" x 16" Footing  
5/8" x 10" Anchor Bolts, H2.5A  
Hurricane Anchors, 2x4 PT Mudsill,  
2x4 Walls, 1x8 Trim, Shingles match  
main roofs



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



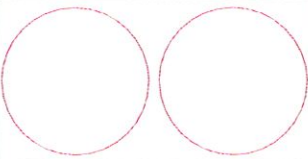
NEW HOME

FOR  
Davenport Building Co.

BOG LANE,  
HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

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REVISIONS:

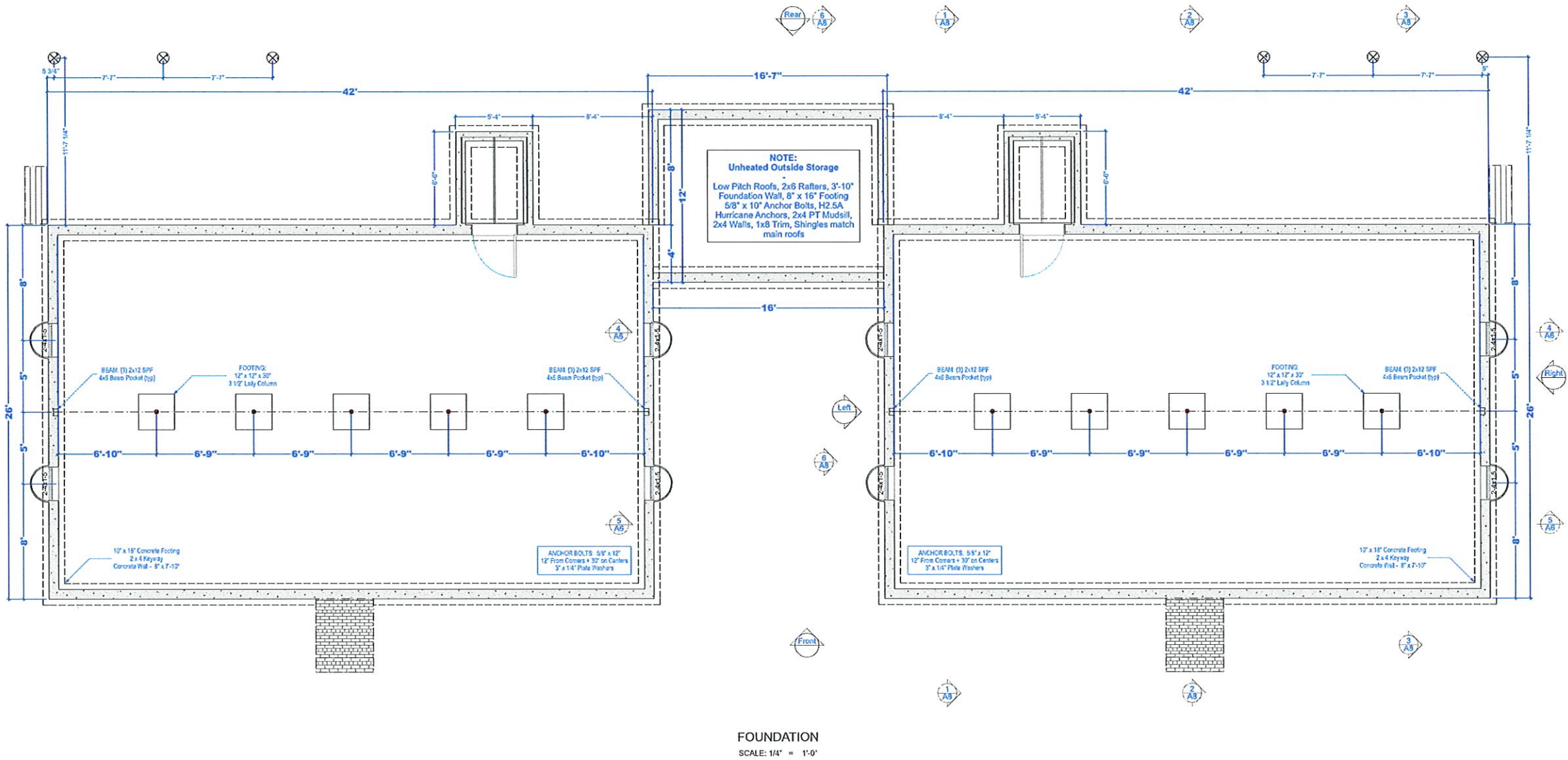
DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

SHEET TITLE

FLOOR PLANS

A3



NEW HOME

FOR  
Davenport Building Co.

BOG LANE,  
HARWICH,  
Massachusetts 02645

ISSUED: 11/11/16

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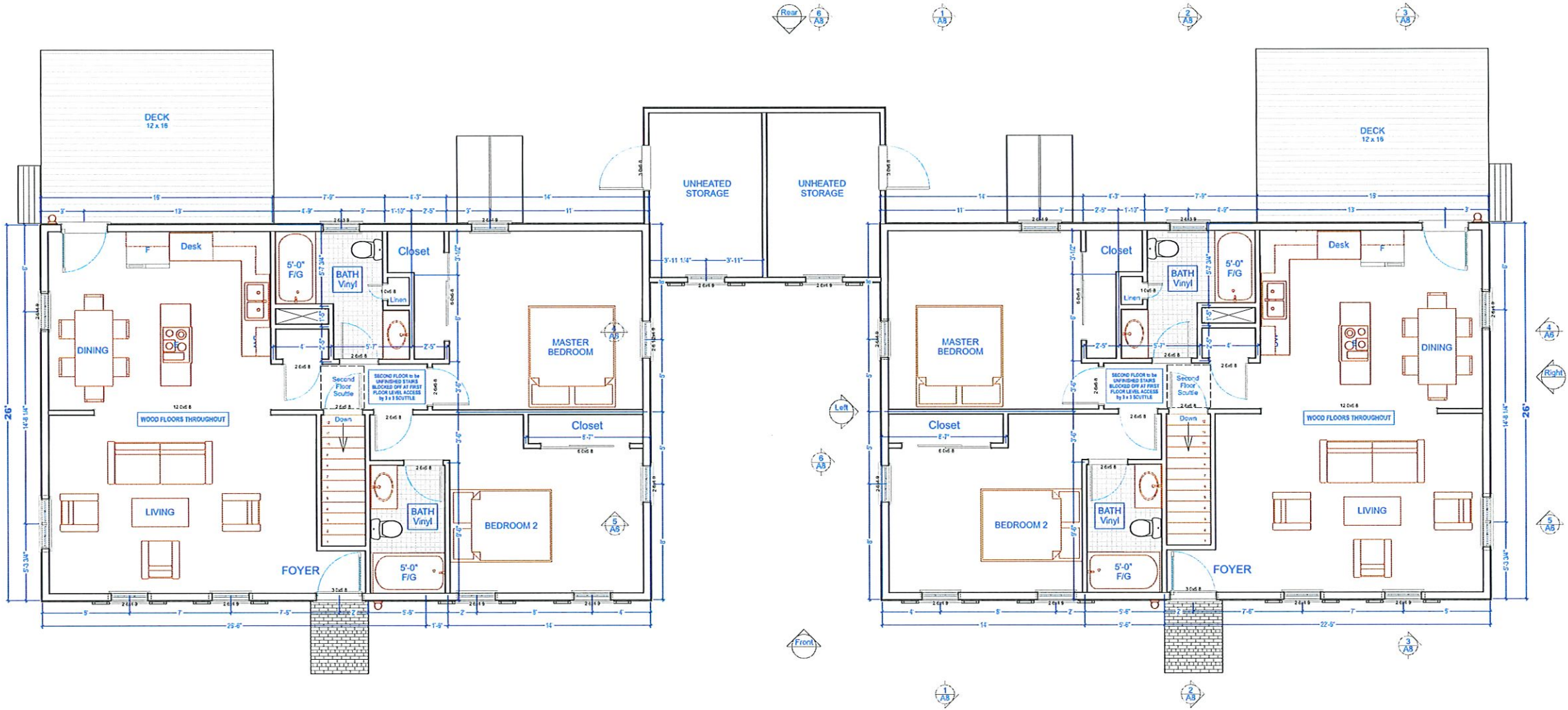
REVISIONS:	
DATE	DESCRIPTION

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
OFFICE:

SHEET TITLE

FIRST FLOOR

A4



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



