



Project #C12500.04

July 26, 2018

Town of Harwich
Attn: Charleen Greenhalgh, Town Planner
732 Main Street
Harwich, MA 02645

Re: Site Plan Review Recording Receipt
Proposed New Technical High School to Replace Existing
Cape Cod Regional Technical High School
351 Pleasant Lake Ave.
Harwich, MA
Map 82 Parcel A1
Recorded Bk: 31426 Pg: 198

Dear Charleen:

Enclosed please find the recording receipt indicating that Site Plan Review Special Permit issued by the Harwich Planning Department on June 26, 2018 for the above-referenced property was recorded at the Barnstable Registry of Deeds or Land Court Registry on July 26, 2018.

If you have any questions regarding this project, please contact our office.

Very truly yours,

COASTAL ENGINEERING CO., INC.

Sarah Cole

Enclosure

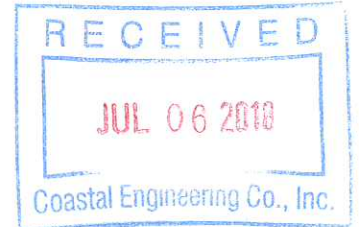
cc: Cape Cod Technical High School
David J. Michniewicz, Project Manager

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MEMO

TO: Planning Board Applicant or Applicant Representative
FROM: Elaine Banta, Planning Assistant *eb*
DATE: July 2, 2018



RE: Special Permit Decision

Enclosed please find a copy of the decision resulting from your appearance before the Planning Board on June 26, 2018. A copy of this decision has been filed with the Harwich Town Clerk and the twenty (20) day appeal period commenced on July 2, 2018.

Following the expiration of the twenty-day (20) appeal period you will need to obtain the certified copy from the Harwich Town Clerk's Office. The certified decision must then be recorded at the Barnstable County Registry of Deeds or the Land Court, which ever is applicable, to become a permanent entry on this property record.

In order to finalize the Special Permit, copies of the decision, showing that it has been recorded at the Barnstable Registry of Deeds or Land Court, must be filed in the office of Town Clerk and the at the Planning Department. In addition, a copy must be filed at the time of application for a building permit, if necessary.

If you should have any questions or comments, please do not hesitate to contact this office.

enc. 1

cc: CC Reg. Tech H. S. District Committee



COMMONWEALTH OF MASSACHUSETTS
TOWN OF HARWICH
PLANNING BOARD

DECISION
Site Plan Review Special Permit

Case No.: PB2018-18

Registry Book: 1577 Page: 292

Owner: Cape Cod Regional Technical High School District Committee

Address: 351 Pleasant Lake Avenue

Map: 82 Parcel: A1

Hearing Dates: June 26, 2018

Decision Date: June 26, 2018

Hearing

Following a duly advertised and noticed public hearing held June 26, 2018, the Town of Harwich Planning Board (the "Board") acting in the matter of case number PB2018-18 voted to approve a Site Plan Review Special Permit, with waivers, and Use Special Permits for a building over 7,500 s.f. and the addition of 20 or more parking spaces for the construction of a new Cape Cod Regional Technical High School and other site improvements. The proposal is pursuant to the Code of the Town Harwich §325-51 and §325-55.

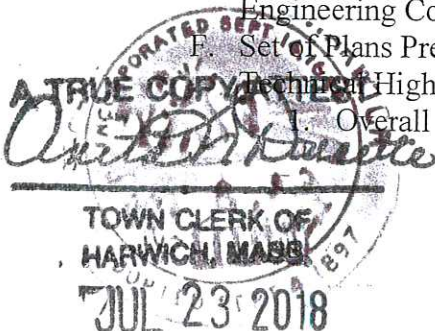
Acting and voting on the matter were members Mr. Brophy, Ms. Maslowski, Mr. McParland, Mr. Atkinson, Mr. Joyce and Mr. Harris.

David Michniewicz, Civil Engineer, Joshua Millonig, Landscape Architect, and Carl Franceschi, Architect, represented the School Committee and presented the application and request to the Board.

Documents

The Board reviewed and referred to the submitted application and supporting documents:

- A. Project Description, 351 Pleasant Lake Avenue, Harwich, MA.
- B. A Waiver Requests for Site Plan letter from David J. Michniewicz, of Coastal Engineering Co., dated May 15, 2018.
- C. Form A Planning Board Application, date stamped received May, 2018.
- D. Cover letter from David J. Michniewicz, of Coastal Engineering Co., dated May 15, 2018.
- E. Stormwater Management Report, Dated May 14, 2018, Prepared for Cape Cod Regional Technical High School, 351 Pleasant Lake Avenue, Harwich, Prepared by Coastal Engineering Co., Inc.
- F. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Regional Technical High School, Harwich, Massachusetts, dated 5/11/2018 as follows:
 - Overall Lower Level Floor Plan, scale 1/16" = 1'-0", Sheet A1-0-1.



2. Overall Main Level Floor Plan, scale 1/16" = 1'-0", Sheet A1-0-2.
 3. Overall Upper Level Floor Plan, scale 1/16" = 1'-0", Sheet A1-0-3.
 4. 3-D Views Exterior, Sheet A1-0-5.
 5. Overall Building Elevations, Sheet A1-0-5.
- G. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, Warner Larson Landscape Architects, dated 5/15/2018 as follows:
1. Overall Site Plan, scale 1" = 60', Sheet L000.
 2. Layout and Materials Plan, scale 1" = 30', Sheet L200.
 3. Layout and Materials Plan, scale 1" = 30', Sheet L201.
 4. Layout and Materials Plan, scale 1" = 30', Sheet L202.
 5. Grading Plan, scale 1" = 30', Sheet L400.
 6. Grading Plan, scale 1" = 30', Sheet L401.
 7. Grading Plan, scale 1" = 30', Sheet L402.
 8. Landscape Planting Plan, scale 1" = 30', Sheet L500.
 9. Landscape Planting Plan, scale 1" = 30', Sheet L501.
 10. Landscape Planting Plan, scale 1" = 30', Sheet L502.
 11. Parking Lot Landscape Requirements, scale 1" = 30', Sheet L503.
 12. Landscape Irrigation Extents, scale 1" = 30', Sheet L600.
 13. Landscape Details, Sheet L700.
 14. Landscape Details, Sheet L701.
 15. Landscape Details, Sheet L702.
- H. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, Coastal Engineering Co., dated Sept 30, 2016, rev: Feb 8, 2017, as follows:
1. Data Accumulation Plan, Sheet EX-1.0.
 2. Data Accumulation Plan, Sheet EX-1.1.
 3. Data Accumulation Plan, Sheet EX-1.2.
 4. Data Accumulation Plan, Sheet EX-1.3.
 5. Data Accumulation Plan, Sheet EX-1.4.
 6. Data Accumulation Plan, Sheet EX-1.5.
- I. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, Coastal Engineering Co., dated 05/15/18, as follows:
1. Construction Erosion & Sedimentation Control Plan, Sheet C2.2.1.
 2. Site Utility Plan, Sheet C2.3.1.
 3. Site Utility Plan, Sheet C2.3.2.
 4. Site Utility Plan, Sheet C2.3.3.
 5. Site Utility Plan, Sheet C2.3.4.
 6. Site Utility Details, Sheet C2.4.1.
 7. Site Utility Details, Sheet C2.4.2.
 8. Site Utility Details, Sheet C2.4.3.
 9. Site Utility Details, Sheet C2.4.4.

Waivers

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve the waivers as requested based on the fact that the waivers do not substantially derogate from the purpose and intent of this bylaw.

- 1. Filing a Municipal Lien Certificate as this a school and does it does not pay taxes.
- 2. A waiver from §325-39A, Off-Street Parking to allow 392 parking spaces where 409 would be required.

Findings of Facts

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve the following findings of fact:

- 1. The site is currently being used for the existing Cape Cod Regional Technical High School.
- 2. The use is governed by the provisions of MGL Ch.40A, §3.
- 3. The existing facility will be demolished following construction of the new facility.
- 4. The parking as proposed is adequate for the proposed use of the property.
- 5. The existing entrance and driveway provide for adequate access and meet the minimum standards of the zoning code.
- 6. The plan provides for efficient and safe disposal of surface water.
- 7. The use is existing and is consistent with the Zoning Code.
- 8. Adequate and appropriate signage exists.
- 9. There will be no nuisance or serious hazard to vehicles or pedestrians.

Site Plan Review and Use Special Permits

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve with conditions case number PB2018-18 Cape Cod Regional Technical High School District Committee, c/o David J. Michniewicz, P.E., for approval of a Site Plan Review Special Permit, with waivers, pursuant to §325-55 (for construction of a new regional technical high school, including building(s), reconfiguration of parking, athletic fields and other site improvements) and Use Special Permits pursuant to §325-51 (for structure(s) with floor area greater than 7,500 s.f. and 20 or more new parking spaces) of the Codes of the Town of Harwich for property located at 351 Pleasant Lake Avenue, Map 82, Parcel A1, in the R-L Zoning District. 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 with the following conditions imposed relative to the Site Plan Review:

- 1. Lighting and signage shall conform to the Zoning Code.
- 2. The Site Plan Special Permit decision shall be recorded at the Registry of Deeds.
- 3. Any changes to the plan shall be subject to further Planning Board review.


All Votes:

FAVOR:	Brophy, Joyce, Maslowski, McParland, Harris and Atkinson
OPPOSED:	None
ABSTAIN:	None

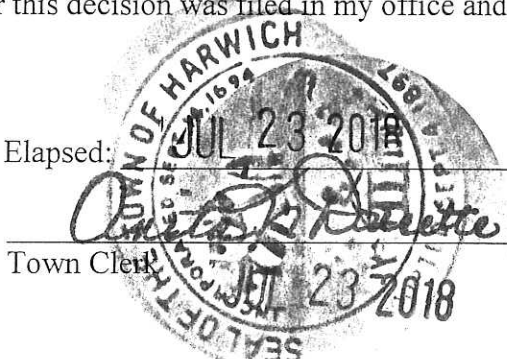
This special permit shall lapse at the end of two (2) years from the date of filing of the Board's decision in the office of the Town Clerk if substantial use or, in the case of permit for construction, if construction has not commenced, without good cause.


James P. Atkinson, Chairman

Appeals from the above decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within twenty (20) days of the date of filing hereof with the Town Clerk.

This Decision has been filed with the Town Clerk on: JUL 02 2018

Town Clerk

This is to certify that twenty days have elapsed after this decision was filed in my office and no appeal has been filed.

Date filed: JUL 02 2018 Twenty Days Elapsed: _____

Town Clerk