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COMMONWEALTH OF MASSACHUSETTS
TOWN OF HARWICH PLANNING BOARD
DECISION- WAIVER OF SITE PLAN REVIEW

Case No.: PB2022-11

Owner/ Applicant: Cape Cod Five Cents Savings Bank

Barnstable Registry: Certificate of Title No. 119032; Land Court Plan 39774-H, Lot 67

Property: 129 Rte. 137, East Harwich, MA 02645 (Assessors Map 87 Parcel U67)

Decision Date: April 14, 2022

Findings

1. The subject property is 129 Rte. 137, East Harwich (Assessors Map 87 Parcel U67), which is located in the underlying CH2 commercial zoning district, and the Water Resource Protection (Overlay) District ("WRPD"). The lot size is approximately 1.46 ac.
2. The Property hosts a branch bank of the Cape Cod Five Cents Savings Bank ("Cape Cod 5"), and in addition is improved with supporting site facilities.
3. Owner/ Applicant Cape Cod 5 proposes to reconfigure parking and drive areas on-site, which triggers site plan review jurisdiction under Harwich Zoning Bylaw ("HZB") Section 325-55.
4. The primary purpose of the project is to add a dedicated ATM/ exit lane to the site. Currently, the two existing drive-through windows, drive-through ATM and exit lane all share two lanes.
5. As a result of providing the new lane, three parking spaces will be displaced and are proposed to be relocated on-site. Additionally, the universally accessible parking space will be relocated and will meet all ADA requirements including a new walkway to the bank building. The net number of parking spaces on-site will remain the same as existing. The westerly entrance drive aisle is also proposed to be widened to improve entrance to the new lane. Approximately 2,168 sq ft of new impervious site coverage will be added.
6. Because the proposed site coverage exceeds the maximum coverage allowed in the WRPD, a zoning variance will be required from the Board of Appeals. The 24' wide, paved ROW located on the Property, benefitting Stop & Shop Plaza, contributes to the site coverage.
7. The Property has an existing stormwater management system which recharges and treats stormwater on-site. The Applicant proposes to upgrade the system to accommodate the additional impervious coverage.
8. The Applicant has applied under HZB Section 325-55F for a Waiver of Site Plan Review.
9. The proposal meets the standard to grant a Waiver of Site Plan Review. The proposal does not substantially change the relationship of structures to the site or to abutting properties and structures. The proposed site changes will benefit traffic safety and provide for more orderly and efficient travel on and through the Property.
10. The Applicant's application is dated March 23, 2022, includes the applicable and relevant submission materials required by the Board, and otherwise meets the applicable administrative requirements of the Harwich Code. Among other things, the application includes:
 - Stamped Limited Existing Conditions Plan, Sheet C1.2.1., Cape Cod Five Cents Savings Bank, 129 Route 137, Harwich, MA, prepared by Coatsal Engineering Co., dated 12/2/2021;

- Stamped Site Improvements Plan, Sheet C2.1.1., Cape Cod Five Cents Savings Bank, 129 Route 137, Harwich, MA, prepared by Coatsal Engineering Co., revised dated 3/28/2022;
 - Stamped Site Details Plan, Sheet C1.4.1, Cape Cod Five Cents Savings Bank, 129 Route 137, Harwich, MA, prepared by Coatsal Engineering Co., dated 3/22/2022.
11. The Planning Board held a duly-noticed meeting on the request April 12, 2022.

RECORD OF VOTE/ DETERMINATION

Present, acting and voting on the matter April 12, 2022 were Board members Mr. D. Berry (Chair), Ms. A. Tucker, Mr. C. Chadwick, Mr. D. Harris (participating remotely) and Mr. W. Stoltz.

Based on the aforementioned findings, in Case Number PB2022-11, the Board voted unanimously (5-0-0) by roll call vote to grant a Waiver of Site Plan Review to Cape Cod Five Cents Savings Bank, 129 Rte. 137, E. Harwich. Said grant is subject to the following conditions.

Conditions of Approval

1. The project shall be undertaken consistent with the plans referenced in the application material set out above.
2. The Decision shall run with the property.
3. The Decision shall be filed with the Barnstable Registry District, with a copy returned to the Planning Board.
4. Upon project completion, the Applicant shall prepare and provide to the Planning Board an as-built site plan, with zoning compliance table, evidencing consistency with this Decision.
5. This Decision shall lapse two years from the date of issuance unless construction or operation approved hereunder has commenced.

Copies of this Decision and all plans referred to in the Decision have been filed with the offices of the Planning Board and Town Clerk.

Duncan Berry by *James Muller*
Duncan Berry, Chair
Planning
Director

This Decision was filed with the Town Clerk on:

APR 22 2022 (date).

James Muller
Town Clerk