

PB-2023-10

TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE 12/2/2022

PART A - APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	<u>Paul Sweetser</u>
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	<u>Paul Sweetser</u>
Mailing address	<u>P.O. Box 1146, Dennis Port, MA 02639</u>
Town, ST, Zip	
Phone	<u>(508) 737-7560</u>
Fax	
E-mail	<u>paulsweetser@gmail.com</u>

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.

Paul Sweetser
Applicant

Christen Davenport
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	958 Route 39	Village/Zip Code	02645
Title Book/Page or L.C.C. #	DB. 30893 PG. 39		
Map(s) / Parcel(s)	AM 51 Parcel 59		
Zoning & Overlay Districts	RR	*Historic?	
Frontage (linear feet)	154.81		
Total land area (s.f.)	62,999		
Upland (s.f.)	" "	Wetlands (s.f.)	∅

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: ∅	Net:
Proposed Floor Area in Sq. Ft	Gross: 2,352	Net:
Change in Sq. Ft + / -	Gross: 2,352	Net:
Existing # of parking spaces	N/A	Proposed # of parking spaces: 4
Existing Use(s)	Vacant	
Proposed Use(s)	One multi-family dwelling (two - 2 bedroom units)	
<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.*

Key: 28923

Town of HARWICH - Fiscal Year 2024 Preliminary

3/8/2023 3:46 pm SEQ # 1

CURRENT OWNER		PARCEL ID		LOCATION	
DAVENPORT DEWITT P TR		51-S9-0		958 ORLEANS RD	
20 NORTH MAIN ST		TRANSFER HISTORY		DOS T SALE PRICE BK-PG (Cmt)	
S YARMOUTH, MA 02664		DAVENPORT DEWITT P TR		07/19/2022 U 225,000 35257-13	
		PINA JOHN E		11/13/2017 A 1 30893-39	

CD	T	AC/SF/JUN	Ngh	Inft1	Inft2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	4	1.00	1	341,600	1.00	100	1.00	14	1,40	313,680
300	A	0.528	4	1.00	1	26,600	1.00	100	1.00	14	1,40	14,040
TOTAL												

TOTAL	1.446 Acres	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Ngh	NGH 4	N BOUNDARY LINE AGREEMNT W/MARK FOLORIAN ET	0	LAND	327,700	327,700
Inft1	NONE	O UX BK 6868/146.		BUILDING	0	0
Inft2	VIEW/GD			DETACHED	0	0
				OTHER	0	0
				TOTAL	327,700	327,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
MODEL																					
STYLE																					
QUALITY																					
FRAME																					
YEAR BLT				SIZE ADJ	DETAIL ADJ																
NET AREA				OVERALL																	
\$NLA(RCN)																					
CAPACITY				UNITS	ADJ																

EFF YRAGE	COND	FUNC	ECON	DEPR	% GD

February 16, 2023

Town of Harwich
Planning Board
732 Main Street
Harwich, MA 02645

RE: 958 Route 39
Plan Book 692 Page 44

Dear Members of the Board,

Regarding each of the above referenced lots, Davenport Companies Inc. proposes to build a multi-family dwelling. Each multi-family dwelling shall include two 2-bedroom units.

Please waive the additional requirement under Town of Harwich Code, Article III, Section 400-17 A (1) (a) requiring a signed and notarized affidavit by the owner stating that he or she will live in one of the units on a year-round basis.

Please feel free to contact me if you have any questions or if I can help in any way.

Sincerely,

Paul E. Sweetser

Cc: Davenport Companies