

TOWN OF HARWICH PLANNING DEPARTMENT



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

TO THE TOWN CLERK, HARWICH, MA DATE 9/7/23

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	157 Route 137 LLC Aaron Polhemus, Manager
Representative/Organization <i>(Who will serve as the primary contact responsible for facilitating this application?)</i>	Attorney Michael Ford
Mailing address	157 Brewster Chatham Road
Town, ST, Zip	Harwich, MA 02645
Phone	508-945-4500
Fax	508-945-9803
E-mail	jkavanagh@psdab.com

The applicant is one of the following: *(please check appropriate box)*
 Owner Prospective Buyer* Representative for Owner/Tenant/Buyer*
 Tenant* Other* Manager, LLC
***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
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Case #

PART B – PROJECT LOCATION

Legal Street Address	157 Route 137	Village/Zip Code	02645
Title Book/Page or L.C.C. #			
Map(s) / Parcel(s)	87/U2-2		
Zoning & Overlay Districts	C-H-2 & WR	*Historic?	No
Frontage (linear feet)	241'		
Total land area (s.f.)	50,0004 sf		
Upland (s.f.)	N/A	Wetlands (s.f.)	N/A

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 4,968	Net:
Proposed Floor Area in Sq. Ft	Gross: 5,636	Net:
Change in Sq. Ft + / -	Gross: 668	Net:
Existing # of parking spaces	36	Proposed # of parking spaces: 33
Existing Use(s)	General Office	
Proposed Use(s)	General Office	
<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.K, 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.*



157 Brewster Chatham Road Proposed Addition Narrative

The work consists of an extension to the rear wing of the existing structure to create 668 SF of additional office space creating a more useful working environment for the current employees. The addition would match the existing structure in character and materials. The sidewall shingles are to be natural cedar and the roofing to be black asphalt roof shingles to match the existing.



157 Brewster Chatham Road

Waiver Request

1. We request a waiver for a Special Permit or alternatively, waiver of Special Permit Site Plan Review since we are adhering to the Zoning bylaw in regard to all setbacks, building and site coverage, height and required parking.
2. A waiver for submitting drainage calculations since the amount of hard scape will be slightly decreased by the removal of 3 parking spots and the roof run off will be dispatched to the existing drainage system.