

TOWN OF HARWICH

Department Head Review

Address: 351 Pleasant Lake Avenue

Applicant: Cape Cod YMCA, Inc.

Meeting Date: 8.17.2023

Cape Cod YMCA Inc., the Applicant, seeks to re-use and redevelop a portion of the Cape Cod Technical High School (CCTHS) campus commonly known as the “Gillmore House” which it has leased from CCTHS. The Applicant, an educational non-profit with a successful history of working with CCTHS, seeks to repurpose the now vacant Gillmore House structure as an early childhood education and childcare center, serving an anticipated maximum of 36 qualifying infants, toddlers and preschoolers.

The parcel leased is located on the CCTHS campus at 351 Pleasant Lake Avenue. It is accessed from the Cape Cod Tech’s main drive. The existing structure will be updated aesthetically but its exterior will be minimally altered in form (primarily 3 new exit doors). The interior of the structure will be altered to accommodate three rooms meeting state standards for childcare and early childhood education and support spaces for staff. Access to the structure will be enhanced with an accessible ramp. A fully-fenced and screened playground will be located to the rear of the structure. Parking (14 conforming spaces including two handicapped spaces as proposed) will be expanded and redesigned to meet the requirements of employees (maximum of 8) and caregivers dropping off and picking up children. The parking lot and interior lot area are designed to safely provide for adequate spaces for the staggered early morning drop-offs and late afternoon pickups of children including a cross walk from the parking area to the main entrance to Gillmore House. Exterior lighting has been designed to comply with the Harwich Lighting By-Law. The Applicant proposes to redesign the direct access to Pleasant Lake Avenue as a gated emergency- only access to Gillmore House from Pleasant Lake Avenue.

Screening of both Pleasant Lake Avenue and the interior drive of Cape Cod Tech is robust. The Applicant worked with Cape Cod Tech’s facilities committee to develop this plan and the plan has secured the CCTHS Board’s unanimous approval.