

**Planning Board - Site Plan Special Permit Application**  
**187 Round Cove Road, Harwich MA 02645**  
**Anthony & Laura Fava**  
**March 6, 2022**



Dear Board Members,

Please find herewith an application for a site plan special permit under the Harwich Code, Chapter 325-55C. Attached with this application are the following documents:

- Proposed Site Plan, prepared by Richard J. Hood, PLS
- Landscape Plan, prepared by CBA Landscape Architects LLC
- Planning Board Application
- Municipal lien certificate
- Requirements for Applications and Plans - Checklist

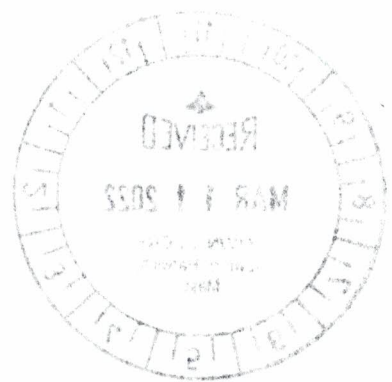
The property currently exists as a 2.34 acre parcel in the Residential - Rural Estate zoning district, and is also within the Six Ponds Special District and the Drinking Water Resource Protection District. A building permit application has been approved to construct a single family home and detached garage (permit # BLD-22-000572) and, at the time of this application to the Planning Board, the foundation for the new structures has been installed.

We come before the Board seeking site plan approval to construct an in-ground swimming pool. The pool will be an accessory structure to an allowed principal use (single family home). The pool, as proposed, conforms to all dimensional and zoning bylaws.

#### Pool Details

The pool will have a width of 20' and a length of 45', and it will have a shallow end that is generally 4' deep, and it will transition to a deep end that is 10' deep. The pool itself will be constructed out of steel reinforcing and gunite. The top perimeter of the pool will have a 2' wide coping made of blue stone or granite. To the north, north-west of the pool, but attached to the coping perimeter, there will be a 12' wide patio space for chairs and tables. Beyond the coping and patio space will be a lawn area. Please refer to the Landscape Plan for further layout details.

The pool pumps, filters and other equipment will be located on the edge of the limit of clearing, just off the large patio. The Landscape Plan shows where this equipment will be located. All pool equipment will be powered by the house electric service. The pool water purification will be accomplished with a salt system. Because of this, only bags of salt will be stored at the property for keeping the pool pH and alkalinity levels in check. All pool related maintenance equipment will be stored in the detached garage.



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#### Timeline of Construction:

- Pool hole will be excavated (1 week)
- Pool rebar, plumbing and electrical will be set (2 weeks)
- Inspections (3 days)
- Placement of the gunite (1 week)
- Finish plumbing/electrical (2 weeks)
- Plaster finish coat installed (1 week)
- Final inspections (1 week)

#### Pool Safety

Per state and local codes and ordinances, the pool will be protected to ensure the safety of the homeowners, their guests and the general public. The yard will have a fence that encompasses the perimeter of the yard, with the loop of the fence being closed in by the ends of the primary residence. Please refer to the Landscape Plan for the fence layout. Because of the planned fence routing, all exterior doors leading from the rear of the residence to the fenced in yard area will have a special alarm system so that occupants are notified if a rear entry door has been opened.

#### Drainage, Stormwater and Hydrogeologic Impact

Given that the property is under construction to become a single family residence, and that the proposed pool is accessory to this use, per the Massachusetts Stormwater Handbook, the Massachusetts Stormwater Standards shall not apply to this project. The following is a brief description on how stormwater will be handled at this property.

The in situ soils at the property are of a fine sandy composition and are classified as Hydrologic Soil Group A. Several test pits were dug at the site for the septic system design and no groundwater was encountered at a depth of 10' in the excavated holes. The percolation rate observed was less than 2 minus per inch.

Most of the disturbed portions of the site will be landscaped with lawn areas, planting beds or other features that blend in with the surrounding undisturbed landscape. All driveways and parking areas will be finished with a sand or peastone surface which allows for direct recharge into the ground during rainfall events. The impervious areas of the property consist of the house and garage roof, the various walkways and the patio areas, including the patio next to the pool (see Landscape Plan). The roofs will have gutters and downspouts to push the stormwater away from the structures, Patios and walkways will be constructed to slope to the nearest landscaped area to allow for rainfall to sheet off and percolate into the ground.

All of this runoff would be considered "clean" under the Massachusetts Stormwater Handbook, and ultimately all stormwater falling upon roofs, patios or walkways will eventually drain into the soil, resulting in a de minimis effect on the surrounding aquifer.