

**Town of Harwich
Planning Board**

Applicant: Linear Retail Harwich #1 LLC
Property: 1421 Orleans Harwich Road, East Harwich, MA

The Applicant, Linear Retail Harwich #1 LLC, is seeking a site plan waiver in accordance with Section 325-55.F of the Harwich Zoning By-Law. The Applicant is the owner of the retail shopping plaza at 1421 Orleans Harwich Road (Routes 39 and 137) in East Harwich. The Property is shown as Parcel 87 on Harwich Assessors Map N-1 and is located in the CH2 Zoning District. The building is partially pre-existing nonconforming.

In order to provide for a new tenant in vacated space at the northeast corner of the building, the Applicant is proposing to make door changes as discussed herein and shown on the submitted plans. There will be no change or expansion to the footprint of the existing building. The number of parking spaces shall not be reduced, and driveway isles shall not change. The Applicant is proposing to replace the existing entry door on the west elevation, add a new entry door on the north elevation, and add an overhead delivery door on the east elevation. Signs for the entry doors are also proposed. At the new front door on the west elevation a section of landscape will be relocated to the left side of the new door but will not reduce landscape area. At the east elevation a section of asphalt pavement in front of the new overhead door shall be replaced with concrete and sloped the interior finished floor elevation.

Parking requirements and trip generation will decrease with the change from the prior physician's office to a retail paint supply business. The new tenant's anticipated customer traffic compliments the shopping center as peak visits are projected to occur in the morning and slow down in the afternoon, while the larger traffic generators are the restaurants that tend to be busiest in the evening.

The Applicant respectfully requests a waiver from the requirement to have formal site plan review because the proposal will not substantially change the relationship of the structures to the site and to abutting properties and structures.