

TOWN OF HARWICH PLANNING DEPARTMENT



PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE 01/05/2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Deane F Ferioli
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Deane F Ferioli
Mailing address	P.O. Box 356
Town, ST, Zip	Harwichport Ma 02646
Phone	508-697-4925
Fax	
E-mail	dferioli@comcast.net

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TOWN CLERK
HARWICH, MA
2023 JAN 10 P 1:11

The applicant is one of the following: *(please check appropriate box)*

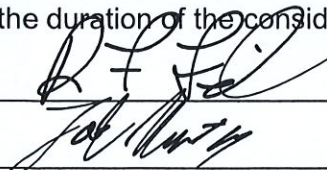
- Owner Prospective Buyer* Representative for Owner/Tenant/Buyer*
- Tenant* Other* _____

***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.

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	30 Earle Rd.	Village/Zip Code	02671
Title Book/Page or L.C.C. #	34724/281		
Map(s) / Parcel(s)	Map 5 Parcel P3-9		
Zoning & Overlay Districts	R-H-1	*Historic?	No
Frontage (linear feet)	699.26		
Total land area (s.f.)	40,336+-S.F.		
Upland (s.f.)	40,336+-S.F.	Wetlands (s.f.)	0 S.F.

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 15,205+-S.F.	Net: 14.1%
Proposed Floor Area in Sq. Ft	Gross: 15,305+- S.F.	Net: 14.2%
Change in Sq. Ft + / -	Gross: 100 S.F.	Net: 1%
Existing # of parking spaces	35	Proposed # of parking spaces: 35
Existing Use(s)	Inns	
Proposed Use(s)	Inns	
<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.*

Deane Ferioli
Project Manager
140 Forest Street, Harwich, MA 02645

January 10th, 2023

Harwich Planning Board
732 Main Street
Harwich, MA 02645

RE: Pelham on Earle Hotel
30 Earle Road
Harwichport, MA 02646

Dear Members of the Planning Board,

We are in the process of renovating the Pelham on Earle Hotel. I have completed and attached the Application for a Special permit review for this project, along with all required documents.

The following is a summary of the proposed building improvements to the hotel:

- Lobby renovations will include new handicap entry way, handicap bathroom, and new front and rear entry doors.
- Kitchen renovations will include new flooring, ceiling, upgraded electrical, plumbing and gas. New kitchen equipment will also be installed.
- The bar area we will be expanded. The existing bar relocated; all the necessary mechanicals will be upgraded. (Plumbing and electrical).

The following is a summary of the civil/site elements of the project:

- 15 Cultec R-330XLHD leaching chambers per system
- 2 Inspection Ports per system
- 51 CY double-washed crushed stone per system
- 3 new catch basins w/deep sump & hood
- (1) Drain manhole (DMH-1)
- (1) 600-gallon Leaching Pit w/approx. 12 CY double-washed crushed stone
- Install (2) new sheds
- Construct building addition
- Removal of Shuffleboard Pad
- Expansion of patio around swimming pool
- New 128 sq. ft. concrete dumpster pad
- Removal of various site elements (sheds, dumpster pad, etc.)
- Loam and seed disturbed areas of site
- Repave existing pavement on site.

Should you have any questions, or input please do not hesitate to contact me.

Sincerely,

Deane F. Ferioli

Deane Ferioli