

Original

PB 2023-03

TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION	SPECIAL PERMITS & SITE PLAN REVIEW	FORM A
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TO THE TOWN CLERK, HARWICH, MA DATE _____

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Ripple Realty Trust
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Gregory Winston and David Plunkett
Mailing address	P O Box 432
Town, ST, Zip	Harwich Port, MA 02646
Phone	508-237-0809 or 508-237-0101
Fax	
E-mail	GregoryYWinston@gmail.com

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 HARWICH, MA
 2023 JAN 10 P 1:17

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

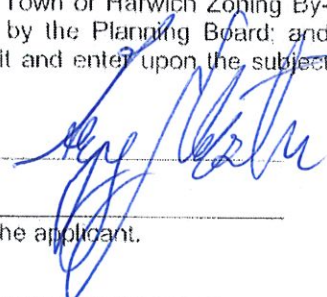
- Owner
 Prospective Buyer*
 Representative for Owner/Tenant/Buyer*
 Tenant*
 Other* _____

*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: Ripple Realty Trust
 Gregory Winston
 

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 #

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PART B – PROJECT LOCATION

Legal Street Address	Village/Zip Code	
Title Book/Page or L.C.C. #	Book 32463 page 212	
Map(s) / Parcel(s)	41-D1-3	
Zoning & Overlay Districts	C-V, Harwich Center OD	*Historic?
Frontage (linear feet)	58.98	
Total land area (s.f.)	3020	
Upland (s.f.)	3020	Wetlands (s.f.) 0

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 784.89	Net:
Proposed Floor Area in Sq. Ft	Gross:	Net:
Change in Sq. Ft + / -	Gross:	Net:
Existing # of parking spaces	Proposed # of parking spaces:	
Existing Use(s)	Commercial/ retail	
Proposed Use(s)	Mixed use - retail and residential	
<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~~) see *
- Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on _____ Year/Case # _____

* Waiver of dimensional requirements - §325-51 (O) : 325-51(O) (5) (e), 325-52(O) (5) (a), 325-52 (M) (2)

**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.*

Planning Board –
Continuation of application for
Ripple Realty Trust
338 Bank Street , Harwich Center.

The applicant proposed to make various structural repairs to the “Thatcher’s Forge” , so called, at 338 Bank Street, and to expand the second story to accommodate a small apartment, and add an accessory deck to the rear. The first floor will continue to contain parking within the garage and retail (antique) sales, seasonally. For this they seek the Board’s approval of the mixed use and waiver of the following dimensional requirements: 325-52(O)(5)(e) - for a lot less than 15,000 sq ft, 325-51(O)(5) (a) for a rear setback of less than 10 feet, and 325-51(M)(2) for a mixed use on a lot of less than 5000 sq ft for one residential unit.



Gregory Winston <gregorywinston@gmail.com>

338 Bank St.

1 message

Gregory Winston <gregorywinston@gmail.com>

Wed, Dec 28, 2022 at 12:32 PM

To: Joe Powers <jpowers@town.harwich.ma.us>

Cc: Elaine Banta <ebanta@town.harwich.ma.us>, Meggan Eldredge <meldredge@town.harwich.ma.us>, David Plunkett <djplunkett14@gmail.com>, Harry Ellis <heb02659@yahoo.com>, Dan Croteau <moraneng@gmail.com>, "David S. Reid" <dsreid@verizon.net>

I am providing a brief narrative on the restoration project at The Barn (Thatcher's Forge).

My partner David and myself are planning to restore the barn as it stands. We are not planning to expand the footprint other than an exterior staircase and a small deck.

WE are in love with this beautiful old Barn. We understand its iconic visage as one travels up Bank Street to the center. We want Nellie to live on forever!

In order to make this project financially viable we are proposing a small one bedroom apt on the second level. To accomplish enough space we are adding two doghouse dormers and a gable over the south facing shed.

The lower level will remain as is with three garage bays which currently exist.

Our goal is to keep this beautiful old barn on our town's Historic register. For this reason we are spending the necessary money to lift the original structure and restore the original timbers and beams. The refurbished building will be brought up to existing building standards. WE have already received unanimous approval from HDHC (historic).

Thank you

Sincerely

David Plunkett

Gregory Winston