

Ch# 53487

PB2023-5

TOWN OF HARWICH PLANNING DEPARTMENT

**PLANNING BOARD APPLICATION
SPECIAL PERMITS & SITE PLAN REVIEW**

FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE 2-3-23

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Eastward Companies
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Susan Ladue, Regulatory Specialist Eastward Companies
Mailing address	155 Crowell Road
Town, ST, Zip	Chatham, MA 02633
Phone	508-326-3684
Fax	N/A
E-mail	sladue@eastwardco.com

RECEIVED
TOWN CLERK
HARWICH, MA
2023 FEB - 3 P 3:16

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.

Susan B. Ladue
Applicant FOR EASTWARD COMPANIES

Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
---------------------	------------

Case #

2023-05

PART B – PROJECT LOCATION

Legal Street Address	52 Bay Rd/21 Vicksburg Ave/Village/Zip Code East Harwich 02645	
Title Book/Page or L.C.C. #	35604/340	
Map(s) / Parcel(s)	98/S9-2	
Zoning & Overlay Districts	RR/DWRPD	*Historic? No
Frontage (linear feet)	150' on Bay Road & 100.34' on Vicksburg Avenue	
Total land area (s.f.)	52,270 s.f.	
Upland (s.f.)	52,270 s.f.	Wetlands (s.f.) None

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: N/A	Net: N/A
Proposed Floor Area in Sq. Ft	Gross: N/A	Net: N/A
Change in Sq. Ft + / -	Gross: N/A	Net: N/A
Existing # of parking spaces	N/A	Proposed # of parking spaces: N/A
Existing Use(s)	N/A	
Proposed Use(s)	N/A	
<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 # _____

RECEIVED
 TOWN CLERK
 HARWICH, MA
 2013 FEB - 3 P 3:16

**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.*

EASTWARD COMPANIES

February 3, 2023

Harwich Planning Board
Town Hall
732 Main Street
Harwich, MA 02645

RECEIVED
TOWN CLERK
HARWICH, MA
2023 FEB - 3 P 3:16

**RE: 52 Bay Road/21 Vicksburg Avenue –
Alternate Access Special Permit Application**

Dear Members of the Board:

Eastward Companies is requesting an Alternate Access Special Permit be granted for 52 Bay Road/21 Vicksburg Avenue. In addition to the required application form and filing fee, we are submitting the following items for consideration by the Board at your meeting on March 14, 2023:

1. "Sewer Connection Plan, 52 Bay Road, Harwich, MA, Eastward Companies, Clark Engineering LLC, 1/30/23, Scale 1" = 40"
2. 2013 Recorded Division Plan – Lot 2
3. Assessor Map 98 – Parcel S9-2
4. Aerial and street views of subject lot

The attached division and site plans show the subject lot, 52 Bay Road, has the required minimum road frontage of 150 feet on Bay Road. This serves as the legal frontage for the lot. This lot also has 100.34 feet of frontage on Vicksburg Avenue. The lot has 52,270 s.f. in lot area, which meets the minimum required lot size in the RR zone. This lot is also located in the DWRPD/Zone II area. This lot was created by the attached Approval-Not-Required Plan that was endorsed by the Planning Board and recorded in 2013. The attached portion of Assessor Map 98 shows the subject lot as having an address on Bay Road, 52 Bay Road, and an address on Vicksburg Avenue, 21 Vicksburg Avenue.

Bay Road is a connector road in East Harwich, used by local motorists to get from Route 28 and Church Street to Orleans Road, with a speed limit in this area of 30 mph, as it is "thickly settled". Although most building lots along Bay Road have been developed for many years with single-family homes having 1-2 driveway openings each, it is a busier street with more traffic, and we'd prefer to have the primary access to this lot from Vicksburg Avenue (similar to

155 CROWELL ROAD, CHATHAM, MA 02633 508-945-2300

February 3, 2023

Page 2

RECEIVED
TOWN CLERK
HARWICH, MA
2023 FEB - 3 P 3:16

the newer home constructed on the adjacent lot at 19 Vicksburg Avenue). We are proposing to develop the subject lot with the new home's orientation toward the Vicksburg Avenue subdivision, as shown on the attached Sewer Connection Plan (site plan). The site plan shows that installing a driveway off of Vicksburg Avenue will give the home and future residents more privacy from Bay Road and allow for the maintenance of the existing natural buffer. We will be connecting this home to the Town's sewer main in Bay Road, so we will need to maintain access to the lot from Bay Road for future maintenance of the sewer connection line. Also shown on the proposed site plan is a "Restricted Area" of 12,000 s.f. This area of the lot will remain undeveloped, in its natural state, as it will be used by another lot in the same Zone II area for an additional bedroom. This will leave the subject lot with 40,270 s.f. in area to be used to build a new home on this lot with 4 bedrooms.

This proposal will do the following:

1. Eliminate the creation of a new/primary driveway opening onto Bay Road, thereby reducing the potential number of access points on the roadway and additional potential conflicts with traffic on this roadway.
2. Maintain the naturally wooded area along the Bay Road frontage of this lot while allowing for the maintenance of access point for the sewer connection line from the street to the house.
3. The proposed driveway opening onto Vicksburg Avenue will fit into the existing fabric of the subdivision and neighborhood character.
4. The vehicles from the subject lot will be entering Vicksburg Avenue at a reduced speed and will enter Orleans Road at the existing subdivision road opening with plenty of sight distance.

We feel that the Planning Board can approve the special permit as the proposed shared driveway/alternate access will:

1. Be superior to creating an additional driveway opening onto Bay Road as well as using the existing subdivision road as access to Orleans Road.
2. Create less disturbance to the topography of the subject lot and maintain a mostly natural buffer along the Bay Road frontage.
3. Maintain the rural character of the subject lot and not be more detrimental than the creation of a driveway out to the busier street.
4. Provide safer access to the proposed home on the subject lot from Vicksburg Avenue.

February 3, 2023

Page 3

We've applied for the required Municipal Lien Certificate and the abutters list for this lot. If approved, we will be requesting the address of the subject lot be changed from 52 Bay Road to 21 Vicksburg Avenue.

Thank you for your consideration of our request. If you should have any questions or need additional information, please do not hesitate to contact me.

Sincerely,



Susan B. Ladue
Regulatory Specialist
sladue@eastwardco.com

RECEIVED
TOWN CLERK
HARRISBURG, PA
2023 FEB - 3 P 3:16