

# TOWN OF HARWICH PLANNING DEPARTMENT



## PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE 2/8/2023

### PART A - APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	RICHARD THOMPSON
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	ROBERT WARD Bayside Build & Remodel
Mailing address	100 ROUTE 28
Town, ST, Zip	WEST HARWICH, MA 02671
Phone	508 255 3900
Fax	—
E-mail	Bayside Build Remodel@gmail.com

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.

ROBERT WARD  2/8/2023  
Applicant  
RICHARD THOMPSON  
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	100 ROUTE 28	Village/Zip Code	02671
Title Book/Page or L.C.C. #			
Map(s) / Parcel(s)	10 L50		
Zoning & Overlay Districts	RM / CH-1	*Historic?	NO
Frontage (linear feet)	36.05		
Total land area (s.f.)	32,974		
Upland (s.f.)		Wetlands (s.f.)	N/A

**PART C – PROJECT DESCRIPTION**

Existing Floor Area in Sq. Ft	Gross: 2184	Net:
Proposed Floor Area in Sq. Ft	Gross: 3324	Net:
Change in Sq. Ft +/-	Gross: 1138	Net:
Existing # of parking spaces	3	Proposed # of parking spaces: 5
Existing Use(s)	Single Family	
Proposed Use(s)	Two Family	
<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 #\_\_\_\_ § 325-1

**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 # \_\_\_\_\_

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*\*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.*

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BAYSIDE  
Build and Remodel, Inc.  
100 ROUTE 28  
West Harwich, MA 02671  
(508) 255 - 3900

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To: Town of Harwich  
Planning Board Dept.

From: Bayside Build & Remodel Inc.  
Robert Ward  
100 Route 28  
West Harwich, MA 02671  
C/O Richard Thompson

**Project Address: 100 Route 28, West Harwich, MA**

Proposed description of project is to renovate existing garage into a one bedroom apartment that is attached to main home dwelling creating a 2 family. The preexisting footprint and layout is designed to fit the description as per the standards in the zoning bi-law. All other items on the bi-laws are met requiring setbacks, parking lot coverage and building coverage with the exception of total lot square footage. We are seeking relief of Code of the Town of Harwich ss325-51.N (1). Preexisting current lot square footage is 32,974.

On the Current and Existing Certified Plot Plan there are no changes to any building footprint and all structures are preexisting. This would be a request for Change of Use from a One Family to a Two Family

The preexisting garage structure is designed for an additional one bedroom apartment to create additional housing.

The preexisting approved parking spaces meet the standards in the zoning bi-laws.

Any questions or concerns can be directed to Robert Ward of Bayside Build & Remodel Inc, as acting agent for the property owner Richard Thompson.

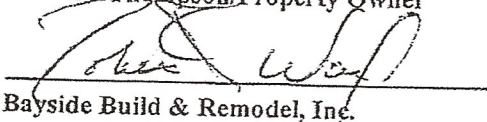
List Of Waivers being requested:

- 1: Drainage Calculations / Drainage Area Map

Thank You



Richard Thompson/Property Owner



Bayside Build & Remodel, Inc.

Robert Ward/Authorized Agent

2/13/2023

Date

2/13/2023

Date