

# TOWN OF HARWICH PLANNING DEPARTMENT

## PLANNING BOARD APPLICATION

SPECIAL PERMITS & SITE PLAN REVIEW FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE 2/17/23

### PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Elaine Brodway Richard L. Meehan
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	William D. Crowell
Mailing address	P.O. Box 185
Town, ST, Zip	Harwich Port, MA 02646
Phone	508-432-1643
Fax	508-430-0631
E-mail	wcrowell.office1@comcast.net

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.

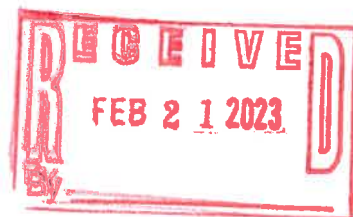
Applicant

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	1365 Orleans Rd	Village/Zip Code	02645
Title Book/Page or L.C.C. #	DOC# 1461 193 CTF OF TITLE 230225		
Map(s) / Parcel(s)	74-K2-1-20		
Zoning & Overlay Districts	R-R + WR	*Historic?	NO
Frontage (linear feet)	100		
Total land area (s.f.)	21,033		
Upland (s.f.)	21,033	Wetlands (s.f.)	None

**PART C – PROJECT DESCRIPTION**

Existing Floor Area in Sq. Ft	Gross: 327'	Net: 327'
Proposed Floor Area in Sq. Ft	Gross: 816'	Net: 816'
Change in Sq. Ft +/-	Gross: 489'	Net:
Existing # of parking spaces	3	Proposed # of parking spaces: 3
Existing Use(s)	GALLERY SHOP	
Proposed Use(s)	GALLERY SHOP + DETACHED RESID. STRUCTURE W/ BDRM	

*Attach a separate narrative if necessary.*

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) DETACHED RESID. STRUCTURE W/ BDRM
- 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.*

**Sally@wcrowell.office1@comcast.net**

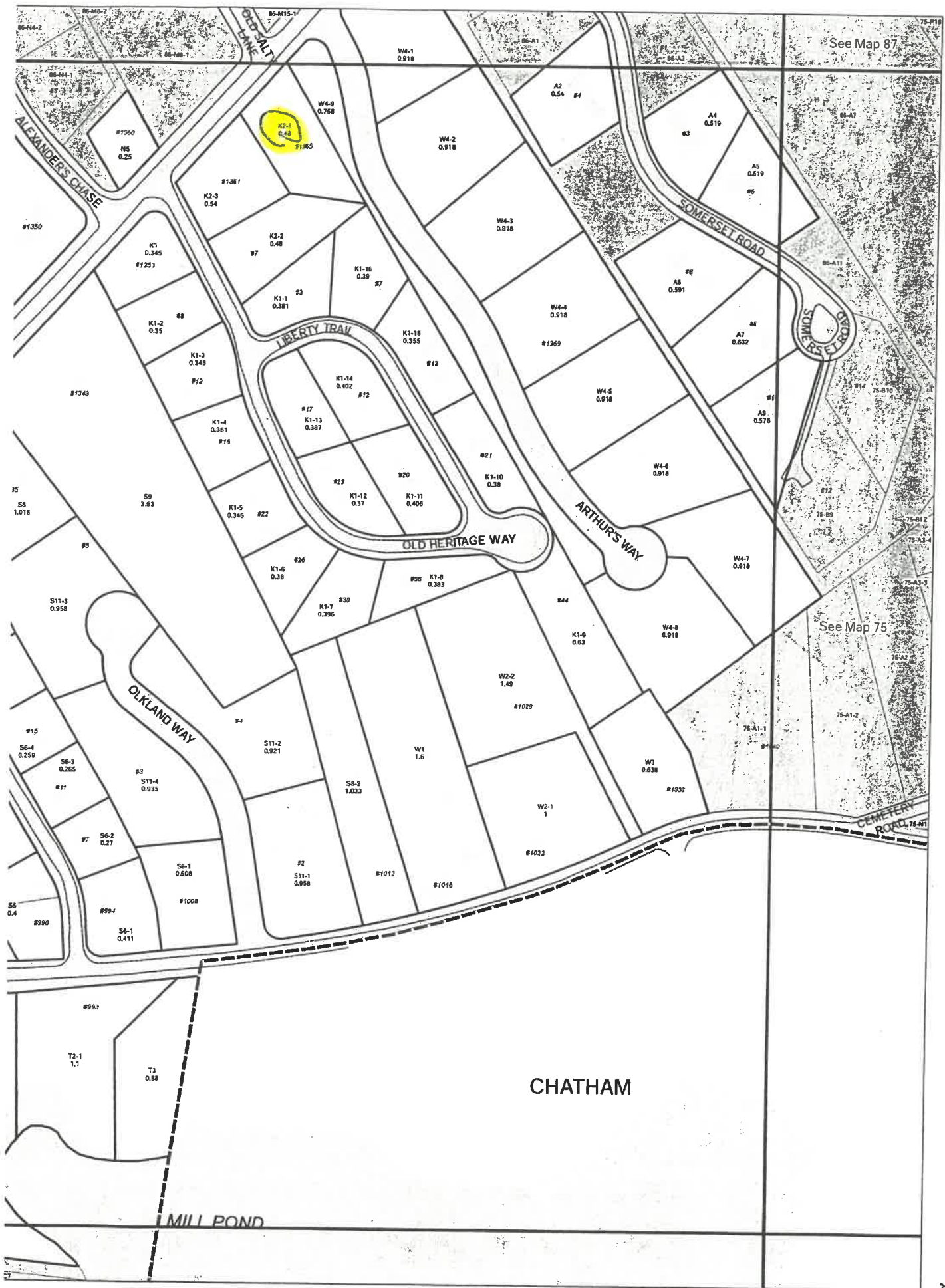
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**From:** Elaine <e.brockway@comcast.net>  
**Sent:** Tuesday, February 14, 2023 10:03 AM  
**To:** wcrowell.office1@comcast.net  
**Subject:** Authorization to represent us before the Town of Harwich Planning Board.

**We, Elaine Brockway and Richard L. Meehan, owners of 1365 Orleans Road, Harwich, MA 02645, hereby authorize William D. Crowell, Esq. to represent us before the Town of Harwich Planning Board.  
Thank you,**

**Elaine Brockway and Richard L. Meehan**

Sent from [Mail](#) for Windows



See Map 87

See Map 75

CHATHAM

MILL POND

OF UARHON

**Brockway & Meehan**

**1365 Orleans Road, Harwich**

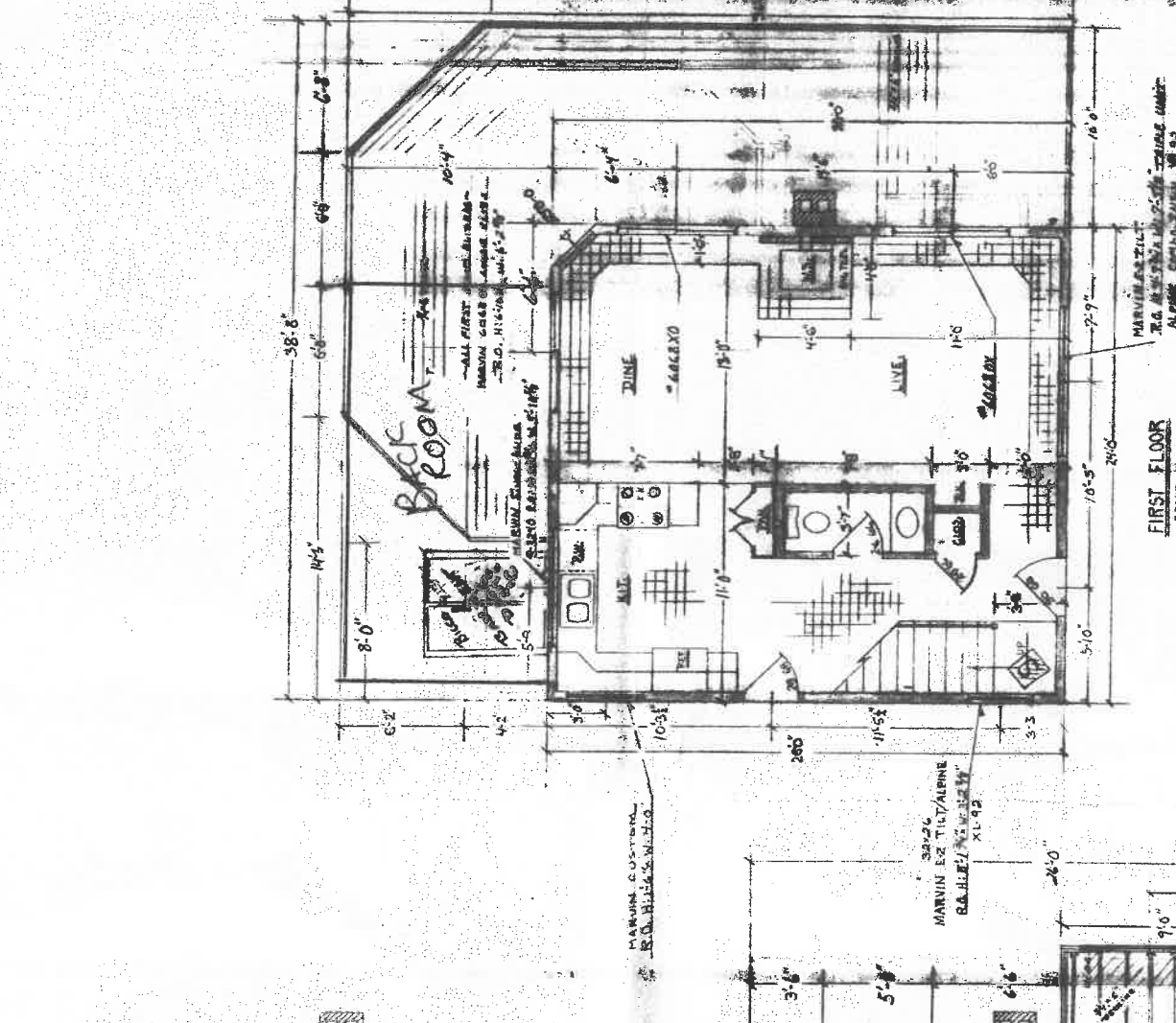
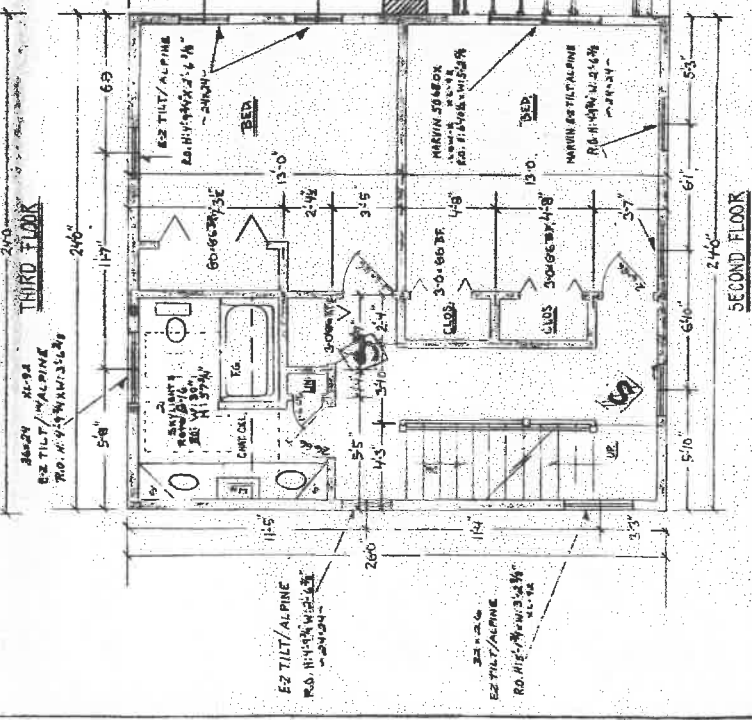
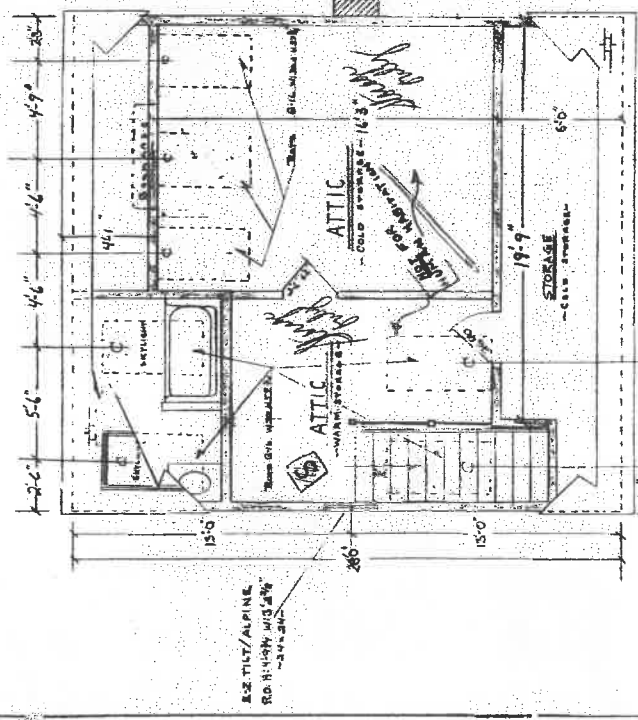
The Petitioners request a Special Permit and Waiver of Site Plan Review to slightly relocate the existing detached structure currently used as a home occupation/art gallery workshop and to construct an addition thereto for a detached residential structure with a bedroom. Said addition will not contain a stove and will not be rented. The workshop and the residential addition will both be accessory uses subordinate to the primary single-family residential use. The art gallery workshop has existed and been in use by the owners since the 1970s. One bedroom in the main house will be removed. A new full basement will be constructed under the renovated structure.

The proposed addition for a detached residential structure with a bedroom will not be a nuisance and will not result in a substantial increase in noise, odors, fumes, congestion, traffic, or the like, and will not be a substantial detriment to the entire neighborhood.



EXISTING HOUSE

3

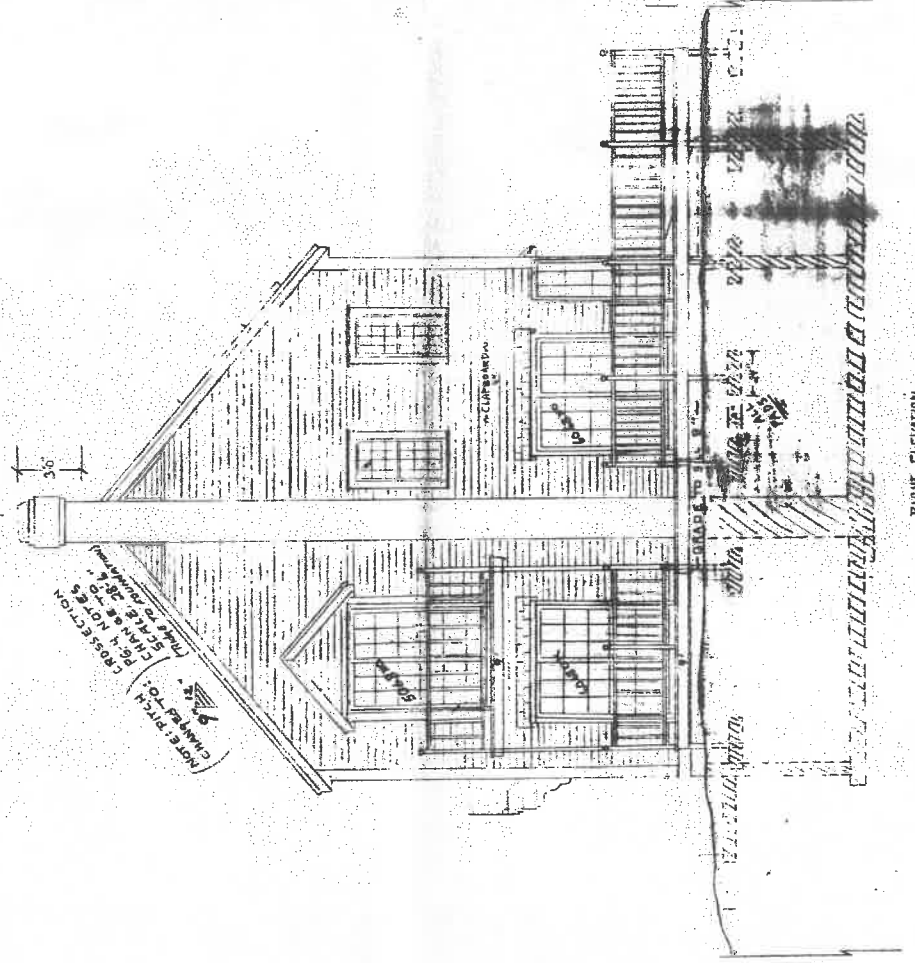


FIRST FLOOR  
SCALE 1/4" = 1'

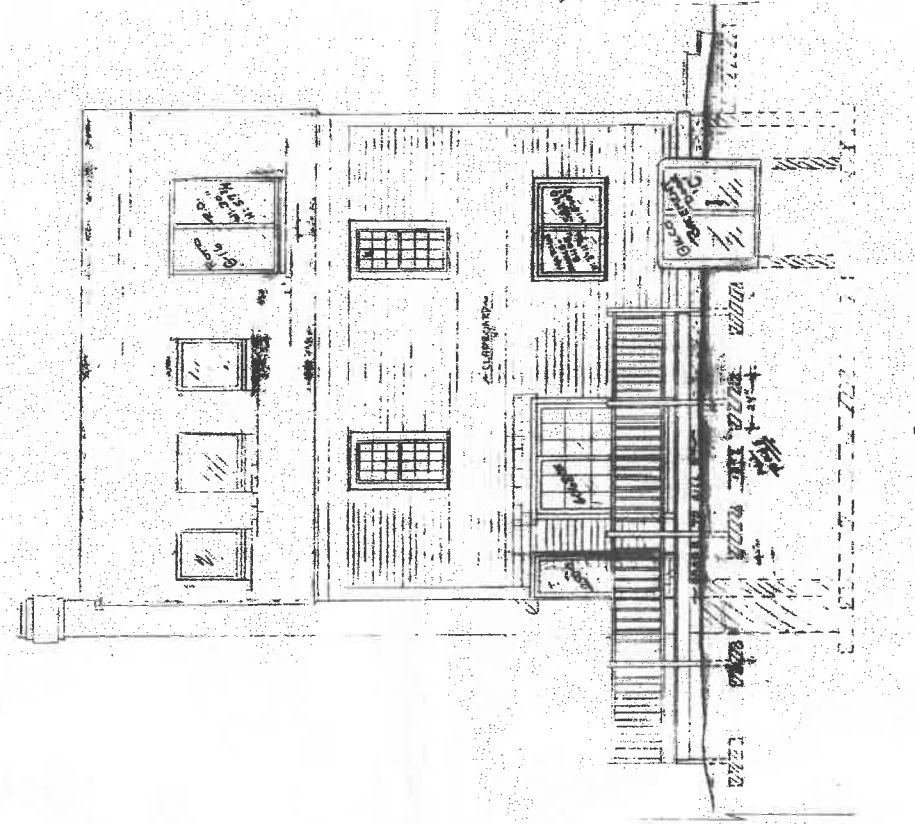
SECOND FLOOR

THIRD FLOOR

2

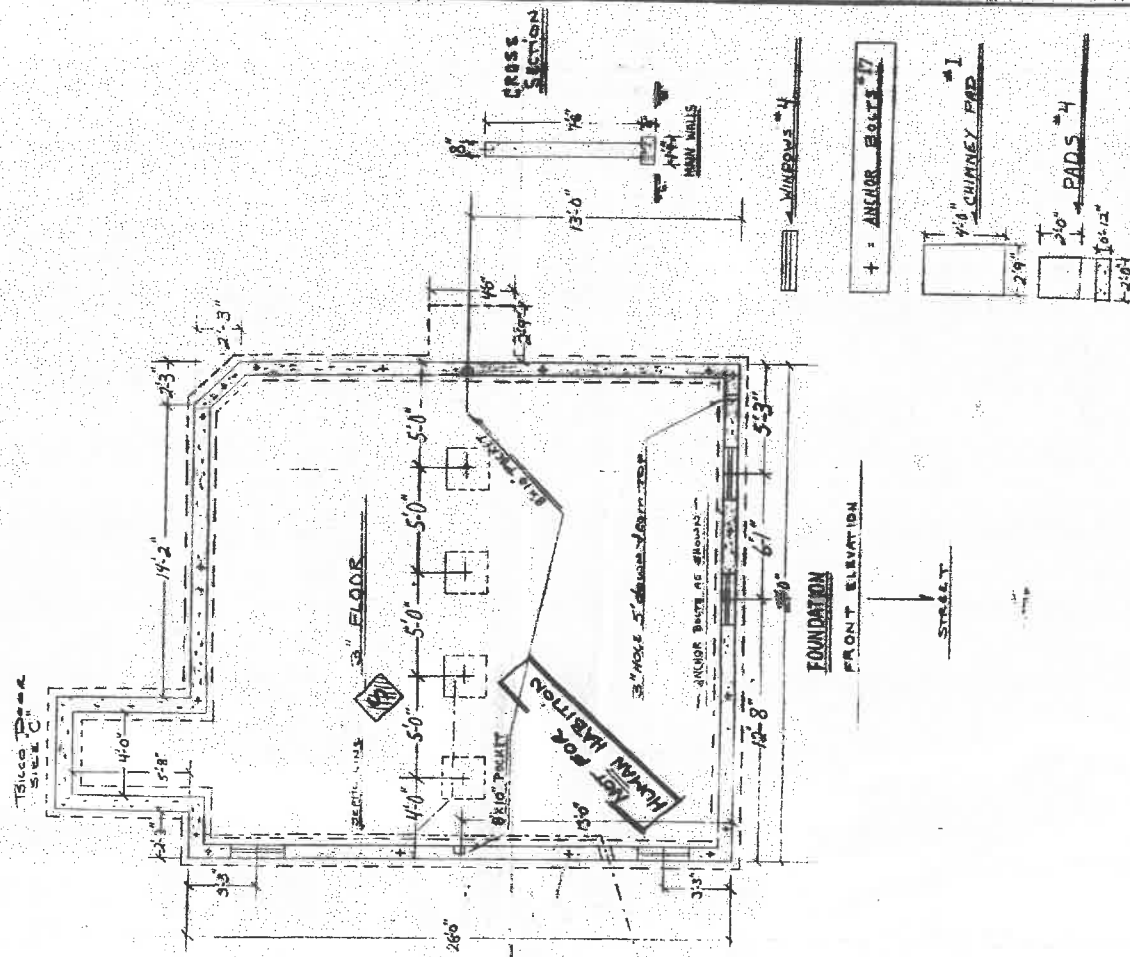
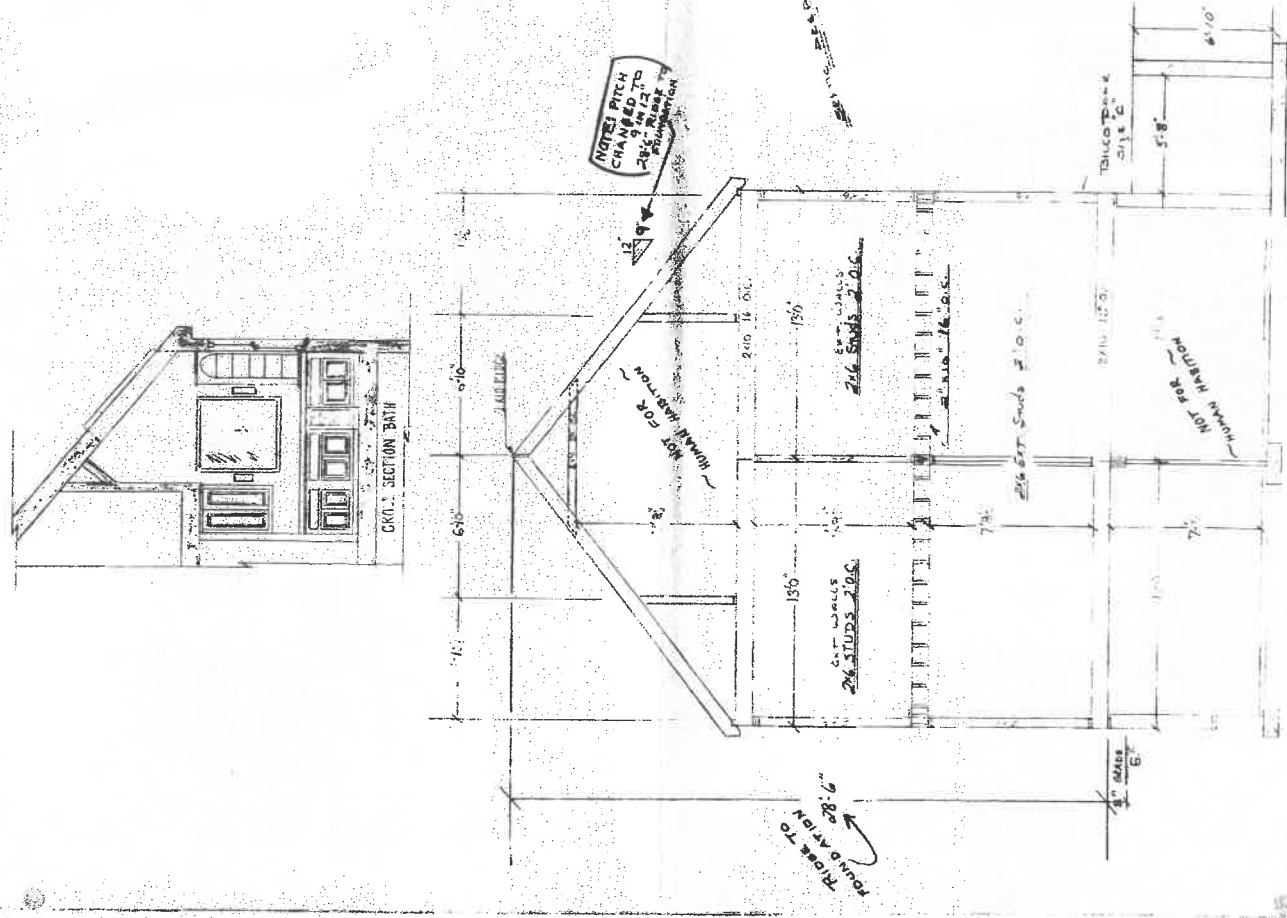


RIGHT ELEVATION



REAR ELEVATION

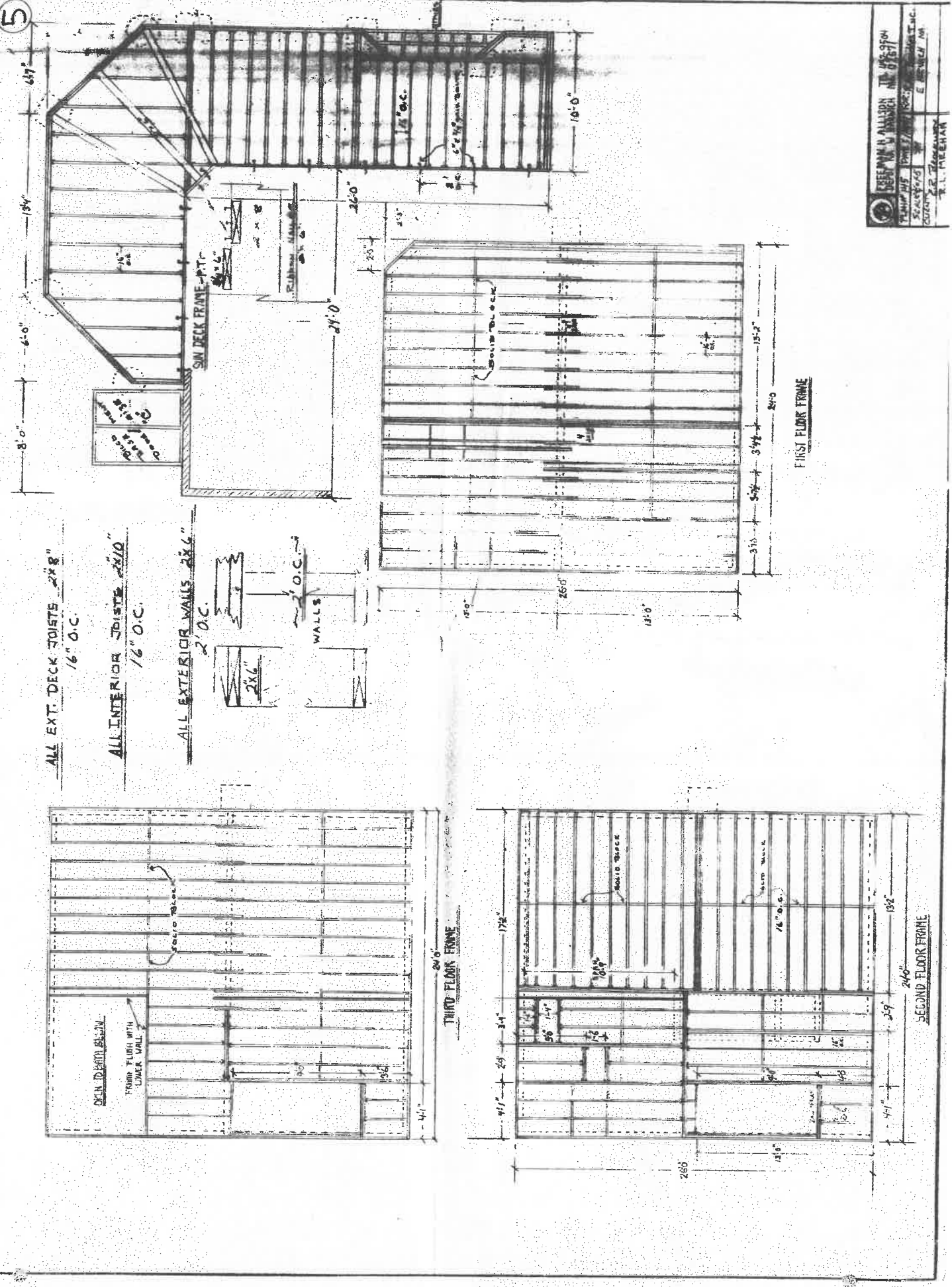
 FREEMAN & NELSON, INC. ARCHITECTS 1000 17th Street, N.W. Washington, D.C. 20036 Telephone: 202-462-9504	DATE	BY
	1-15-77	E. HEDRICH



FREEMAN H. ALDWIN TEL. 433-3500  
 DEPT. NO. W. HERRMAN (RM. 1061)  
 PLANNING ENGINEERING ARCHITECTS  
 SCALE: 1/8" = 1'-0"  
 DATE: 11-15-58  
 BY: H. HERRMAN  
 CHECKED: H. HERRMAN



5



Key: 6123

Town of HARWICH - Fiscal Year 2019

12/3/2018 10:34 pm SEQ #: 5,267

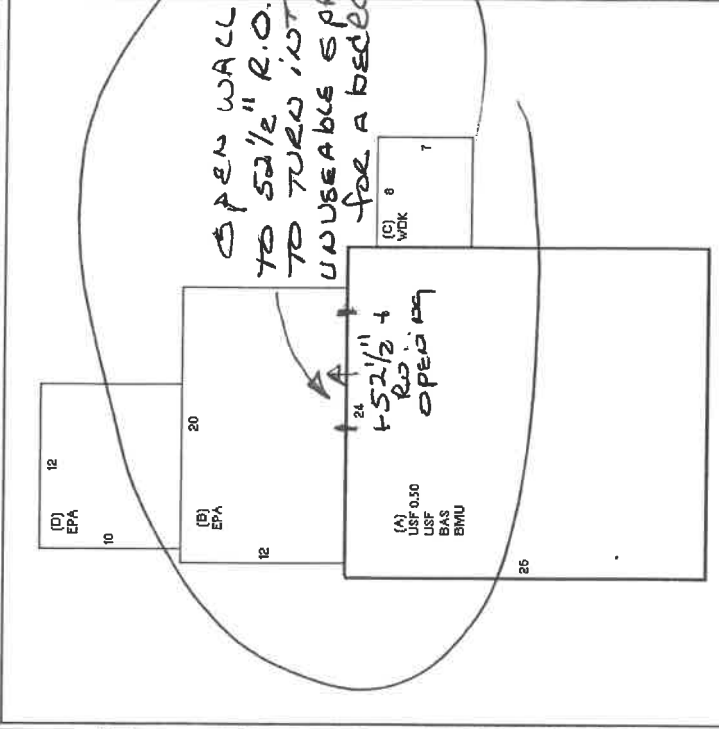
CURRENT OWNER		PARCEL ID		LOCATION	
BROCKWAY ELAINE PO BOX 1365 HARWICH, MA 02645		74-K2-1-0		1365 ORLEANS RD	
TRANSFER HISTORY		DOS		T : SALE PRICE	
BROCKWAY ELAINE		10/22/1987 A		1 (112530)	
MEEHAN RICHARD L		04/21/1982 J		1 (88444)	
MEEHAN RICHARD L &		01/11/1979 QS		8,500 (77033)	
CD	T	ACISF/UN	Ngh	Intf1	Intf2
100	S	20,909 5	1.00 1	1.00 100	1.00 3
ADJ BASE		SAF	Tono	VC	CREDIT AMT
165,000		1.56	100	1.00	123,740

TOTAL	20,909 SF	ZONING	FRNT	0
Ngh	5	RESIDENTIAL		
Intf1	NONE	COLONIAL (100%)		
Intf2	FACTOR 100	AVERAGE (100%)		
		WOOD FRAME (100%)		

ASSESSED	CURRENT	PREVIOUS
LAND	123,700	112,500
BUILDING	185,600	179,800
DETACHED	0	0
OTHER	44,300	42,900
TOTAL	353,600	335,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

BUILDING	CD	ADJ	DESC	MEASURE	8/16/2011	MO
MODEL	1		RESIDENTIAL	LIST	8/16/2011	MO
STYLE	5	1.25	COLONIAL (100%)	REVIEW	8/17/2011	DS
QUALITY	A	1.00	AVERAGE (100%)			
U FRAME	1	1.00	WOOD FRAME (100%)			

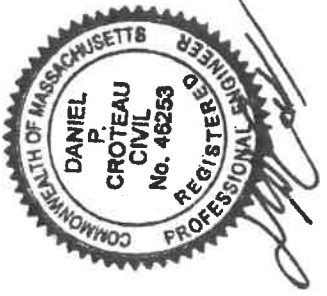
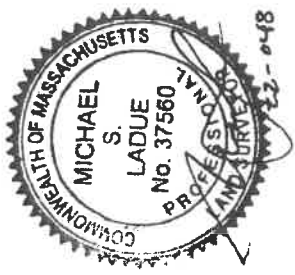
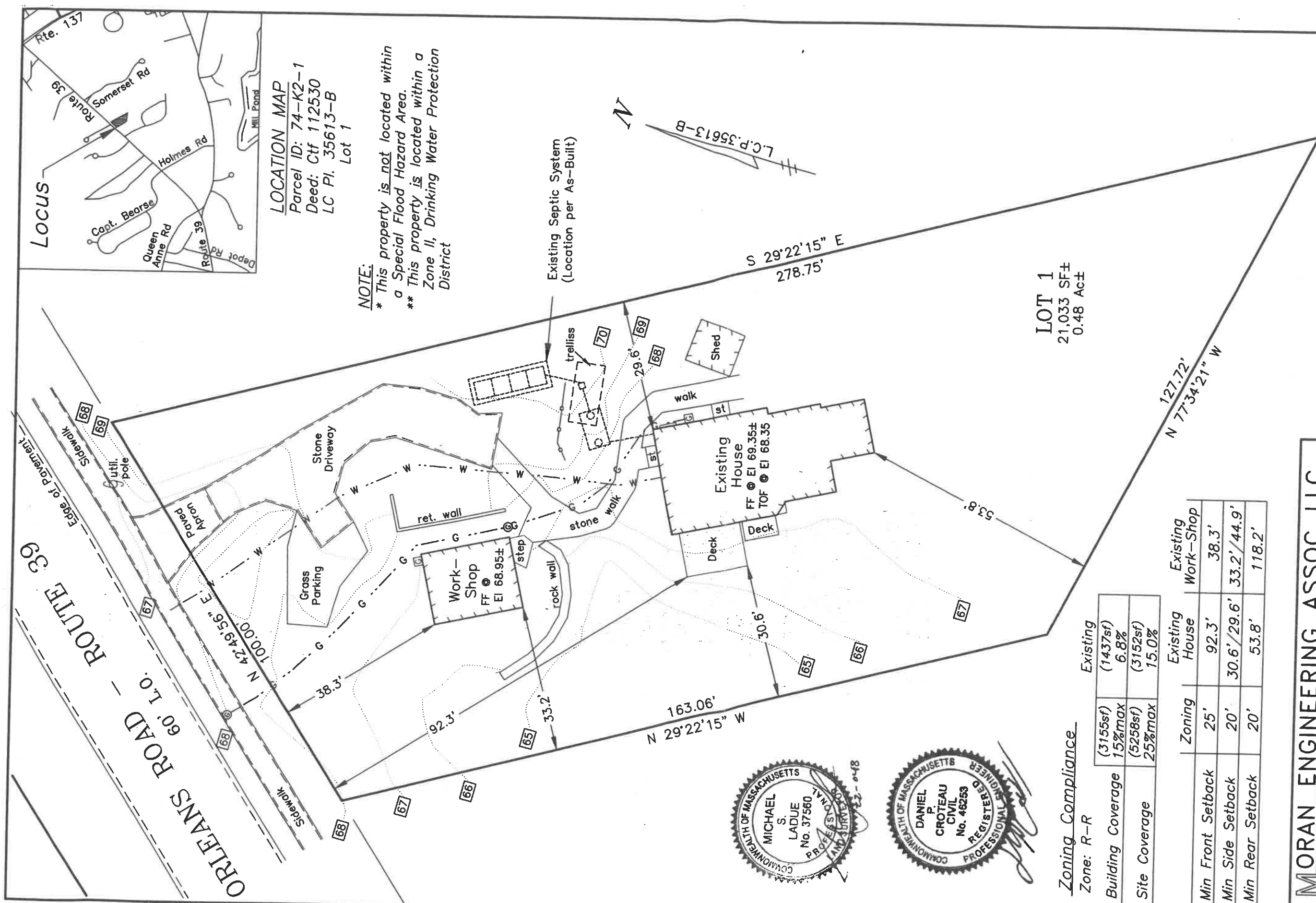


YEAR BLT	1987	SIZE ADJ	1,000	UNITS	223,619
NET AREA	1,580	DETAIL ADJ	1,000	CONDITION	223,619
\$/LA(RCN)	\$143	OVERALL	1,270	ELEM	CD
CAPACITY		UNITS	ADJ		
STORIES(FAR)	2.5	4	1.00	EXTERIOR	77,034
BEDROOMS	4	2	1.00	INTERIOR	93,167
BATHROOMS	2	1	\$2,623	KITCHEN	20,091
HALF BATHS	1	1	\$1,753	BATHS	2,080
UNITS	1	1	1.00	HEAT/ELEC	4,270



BLDG COMMENTS	

EFF. YR/RIAGE	1990 / 27
COND	17.17 %
FUNC	0
ECON	0
DEPR	17 % GD
RCNLD	\$185,600



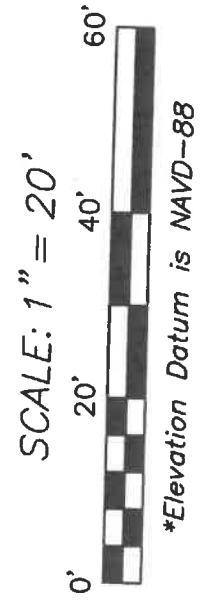
**Zoning Compliance**

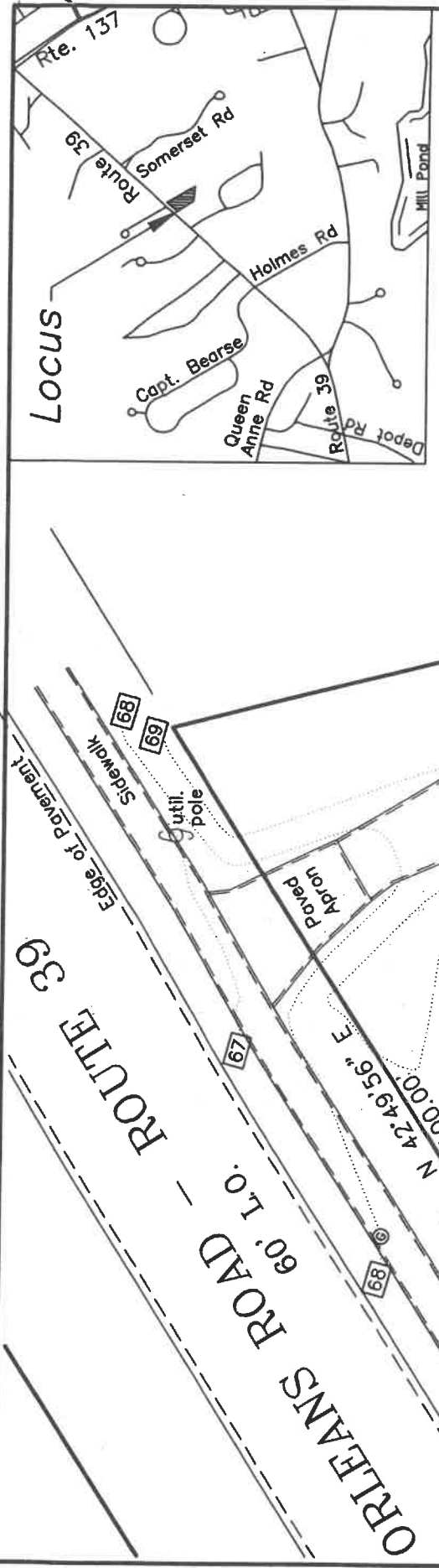
Zone: R-R	Existing
Building Coverage	(3155sf) 15%max 6.8%
Site Coverage	(5258sf) 25%max 15.0%
	Existing House
Min Front Setback	25' 92.3'
Min Side Setback	20' 30.6'/29.6'
Min Rear Setback	20' 53.8'
	Existing Work-Shop
	38.3'
	33.2'/44.9'
	118.2'

**MORAN ENGINEERING ASSOC., LLC**  
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

**EXISTING CONDITIONS PLOT PLAN**  
Prepared For: Elaine Brockway  
1365 ORLEANS ROAD  
HARWICH, MA

PROJECT: 22-048 DATE: 4/25/2022



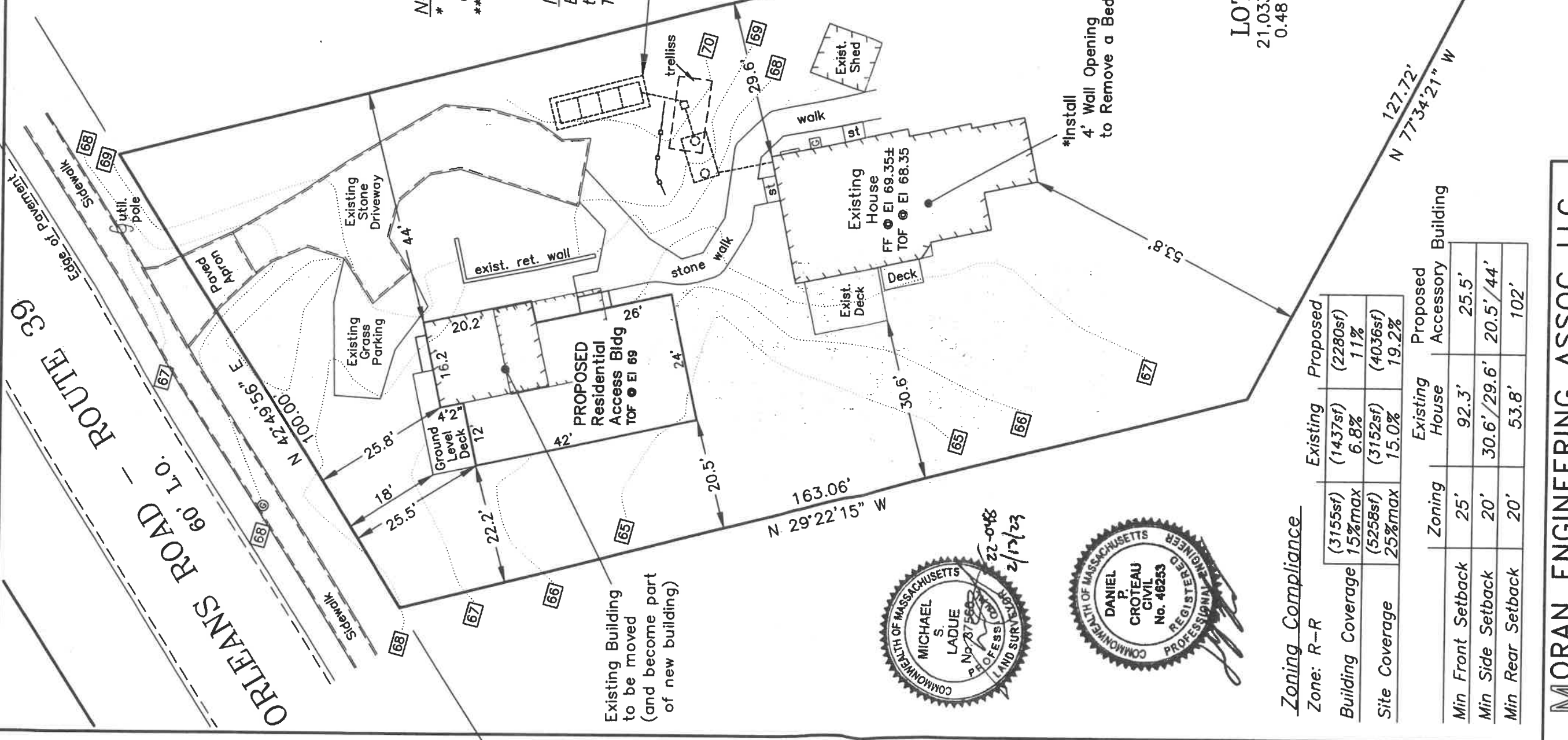
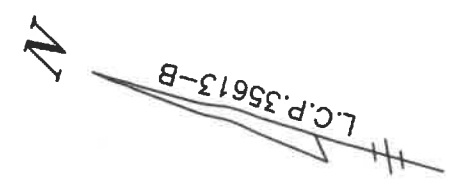


**LOCATION MAP**  
 Parcel ID: 74-K2-1  
 Deed: Ctf 112530  
 LC Pl. 35613-B  
 Lot 1

**NOTE:**  
 \* This property is not located within a Special Flood Hazard Area.  
 \*\* This property is located within a Zone II, Drinking Water Protection District

**NOTE:**  
 Existing and Proposed Buildings Are to be serviced by Town Water and Town Sewer.

Existing Septic System  
 (Location per As-Built)



**Zoning Compliance**

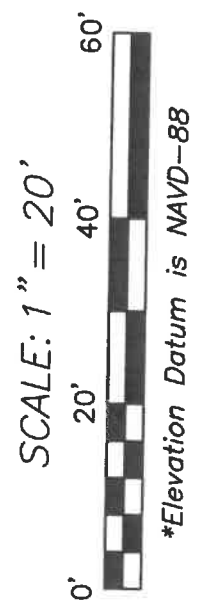
Zone: R-R

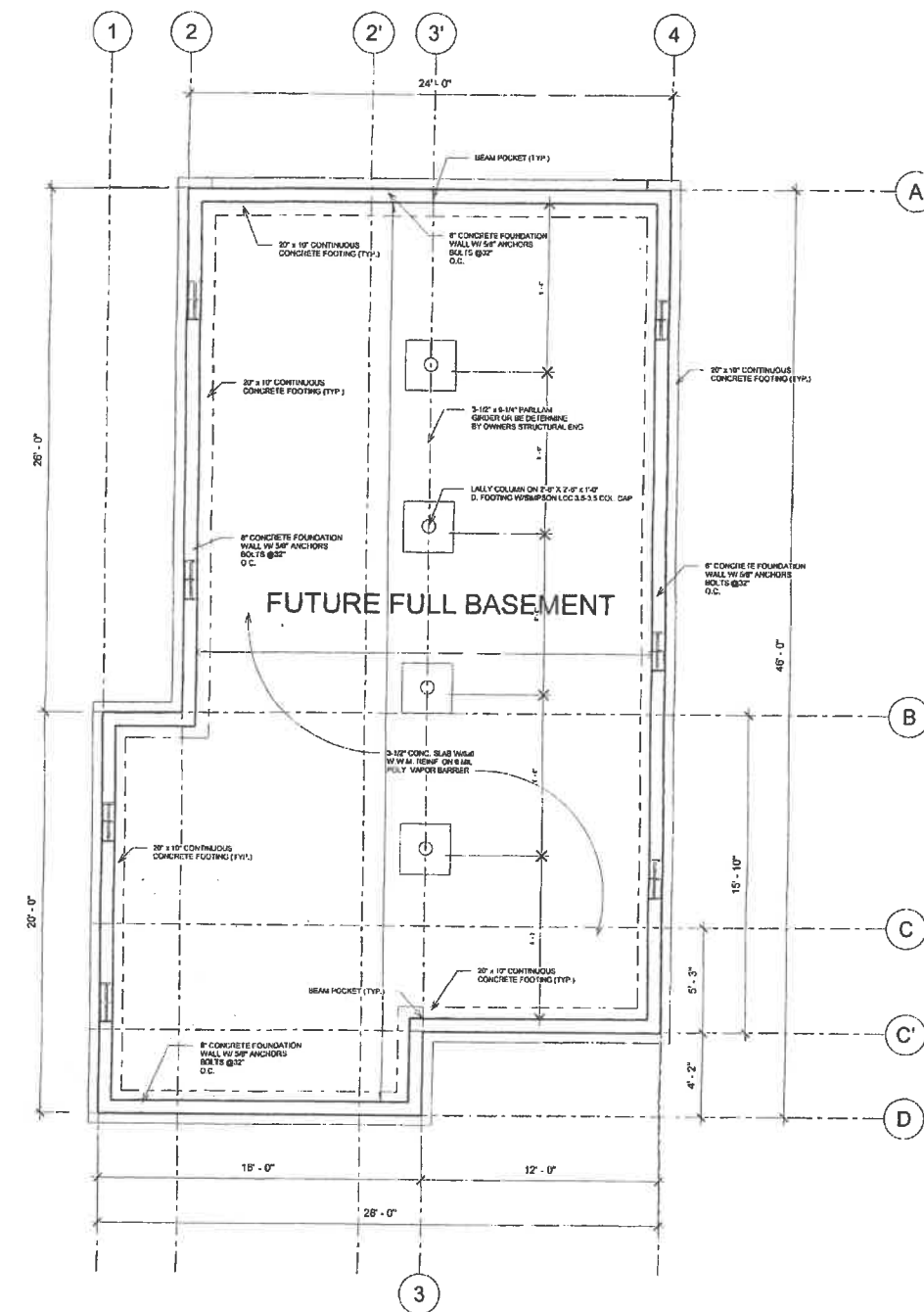
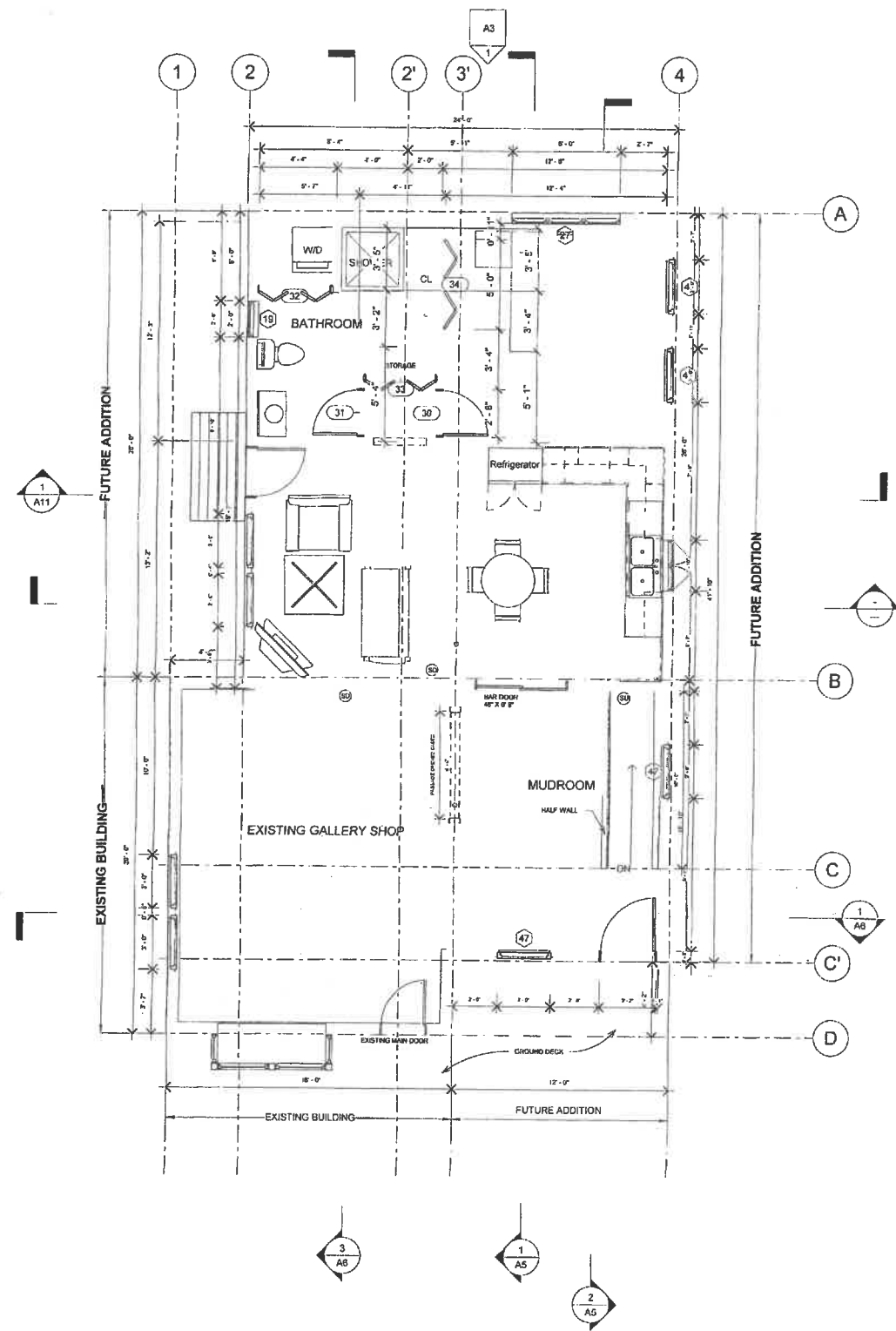
	Existing	Proposed
Building Coverage	(3155sf) 15%max	(2280sf) 11%
Site Coverage	(5258sf) 25%max	(4036sf) 19.2%

	Existing House	Proposed Accessory Building
Min Front Setback	25'	25.5'
Min Side Setback	20'	20.5'/44'
Min Rear Setback	20'	102'

**MORAN ENGINEERING ASSOC., LLC**

508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA  
**PROPOSED CONDITIONS PLOT PLAN**  
 Prepared For: Elaine Brockway  
 1365 ORLEANS ROAD HARWICH, MA  
 PROJECT: 22-048 DATE: 2/13/2023





② Basement Plan  
1/4" = 1'-0"

**OLYMPUS**  
Architectural Designers

www.autodesk.com/revit

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No.	Description	Date

Meehan Family  
1365 Orleans Rd - Addition

First Floor Plan & Basement  
Plan

Project number 355  
Date 11/20/2022  
Drawn by O.P.  
Checked by O.P.

104

Scale 1/4" = 1'-0"



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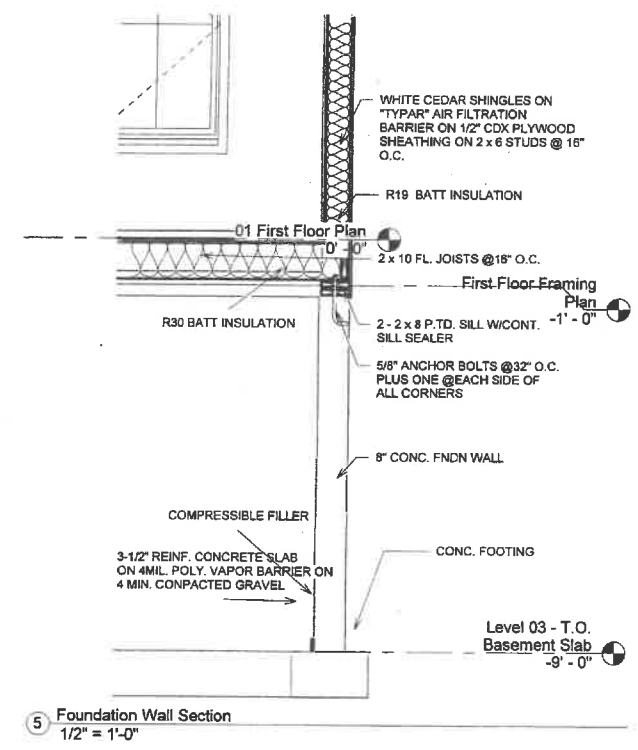
Meehan Family  
1365 Orleans Rd - Addition

Details

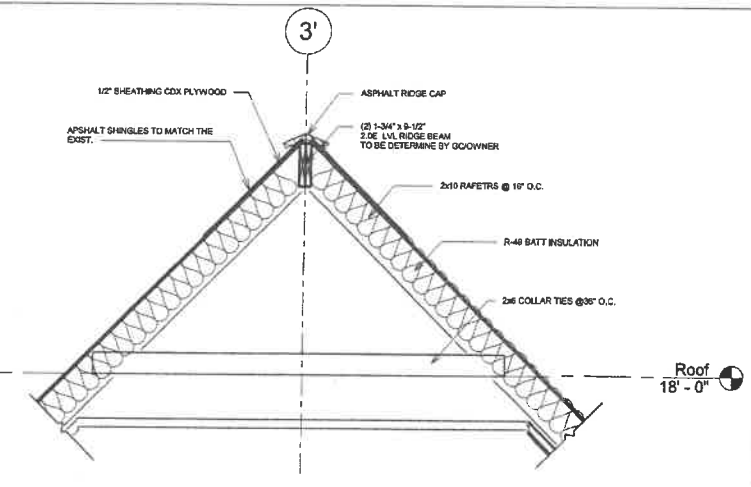
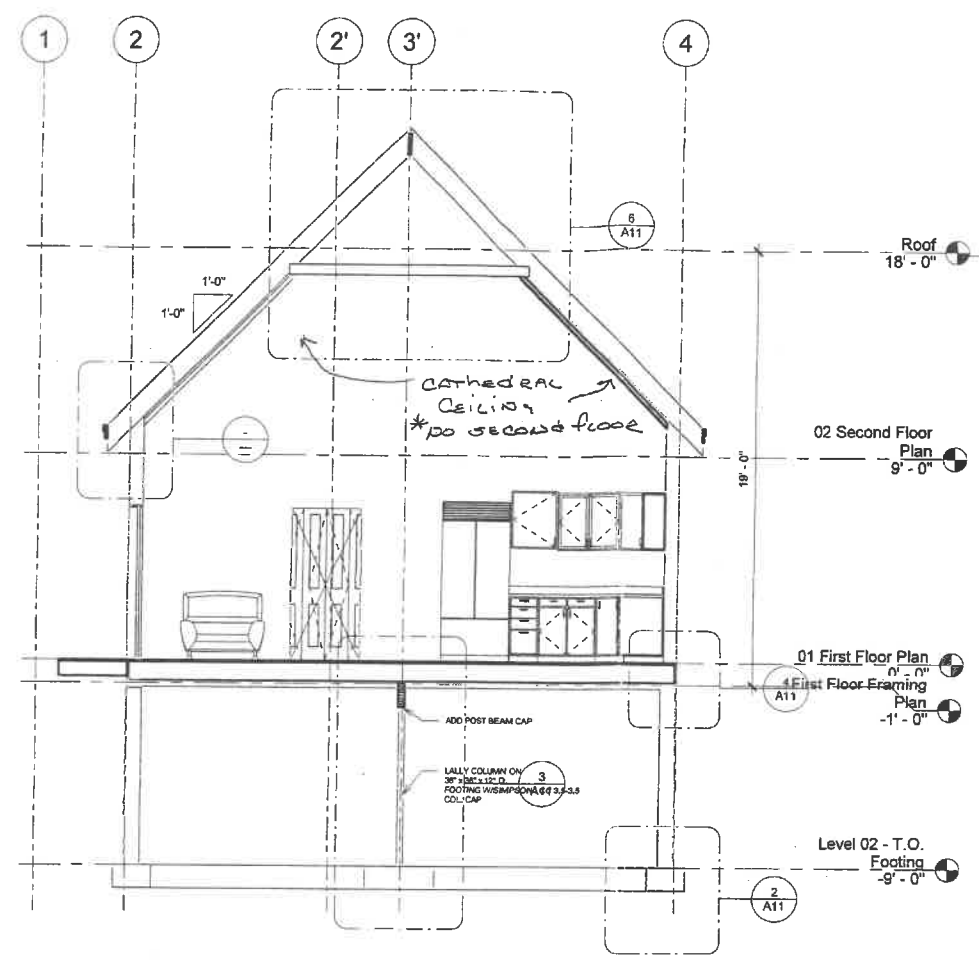
Project number 355  
Date 11/30/2022  
Drawn by O.P.  
Checked by Checker

**A11**

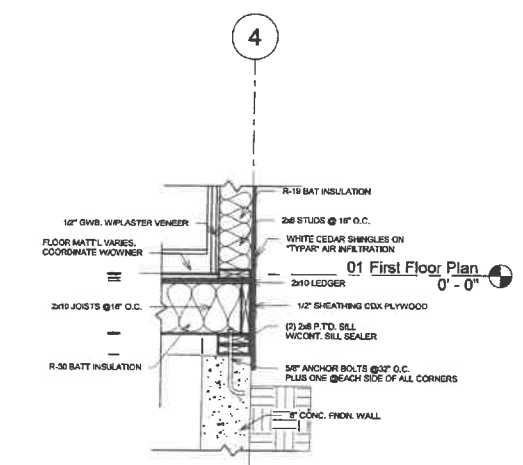
Scale As indicated



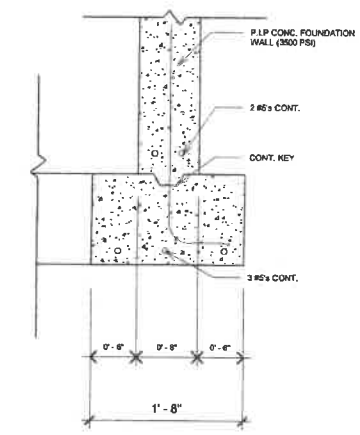
5 Foundation Wall Section  
1/2" = 1'-0"



6 Roof Ridge Detail  
1/2" = 1'-0"



4 Wall Fndn. Detail  
3/4" = 1'-0"

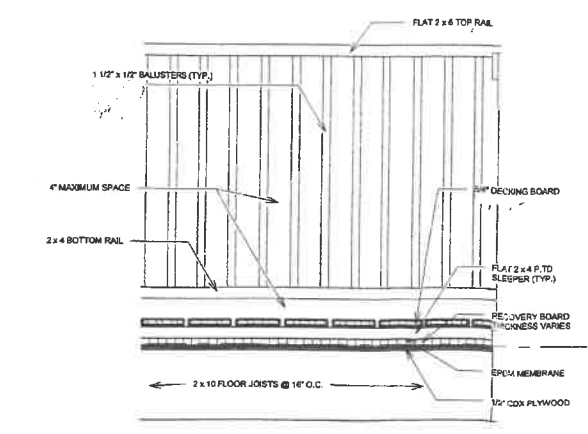


2 Footing Detail  
1" = 1'-0"

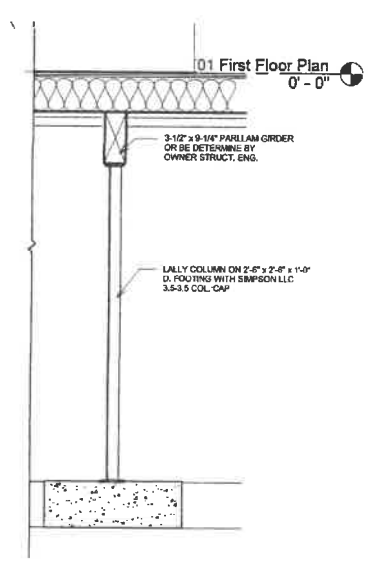


1  
A5

Section 4  
1/4" = 1'-0"



7 Rubber Roof Detail  
1" = 1'-0"



3 Lally Col. Detail  
1/2" = 1'-0"

12/29/2022 8:14:48 AM

OLYMPUS  
Architectural Designers

[www.autodesk.com/revit](http://www.autodesk.com/revit)

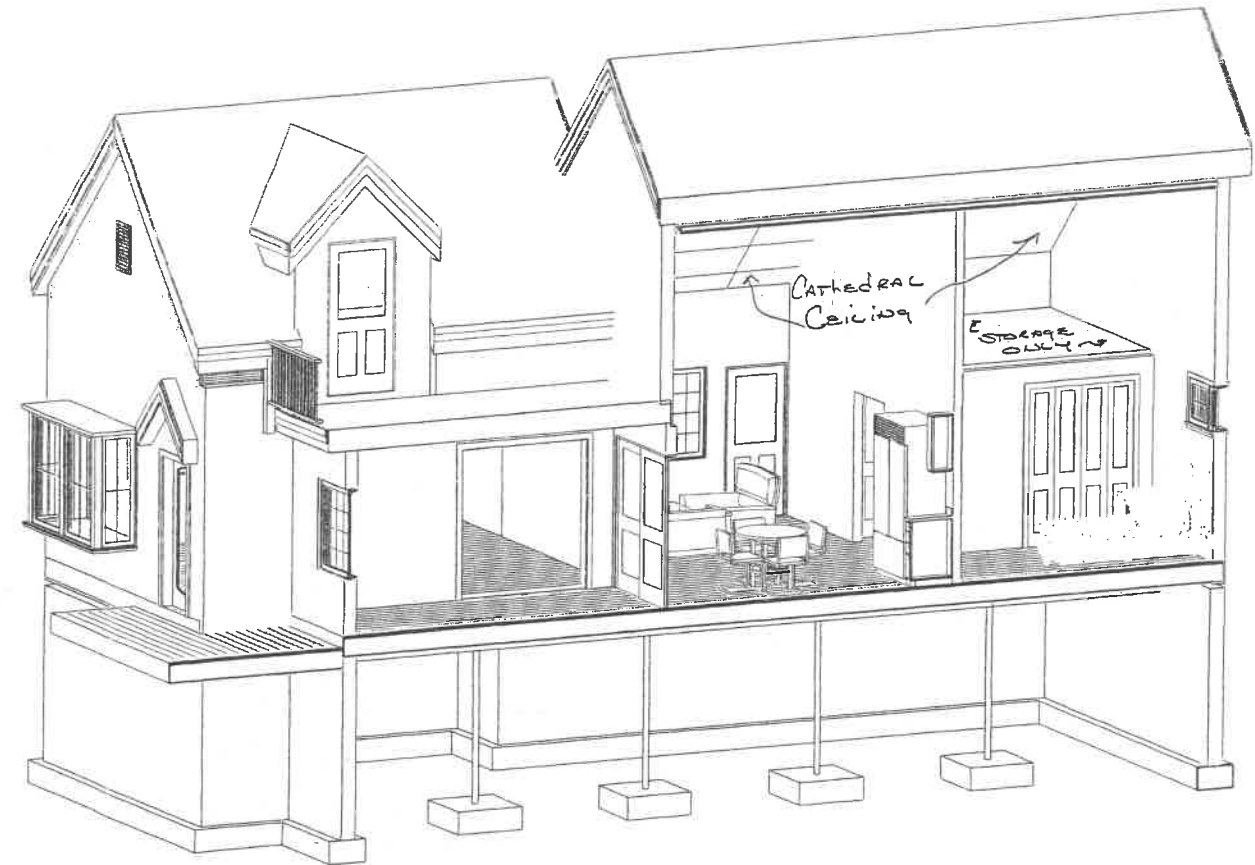
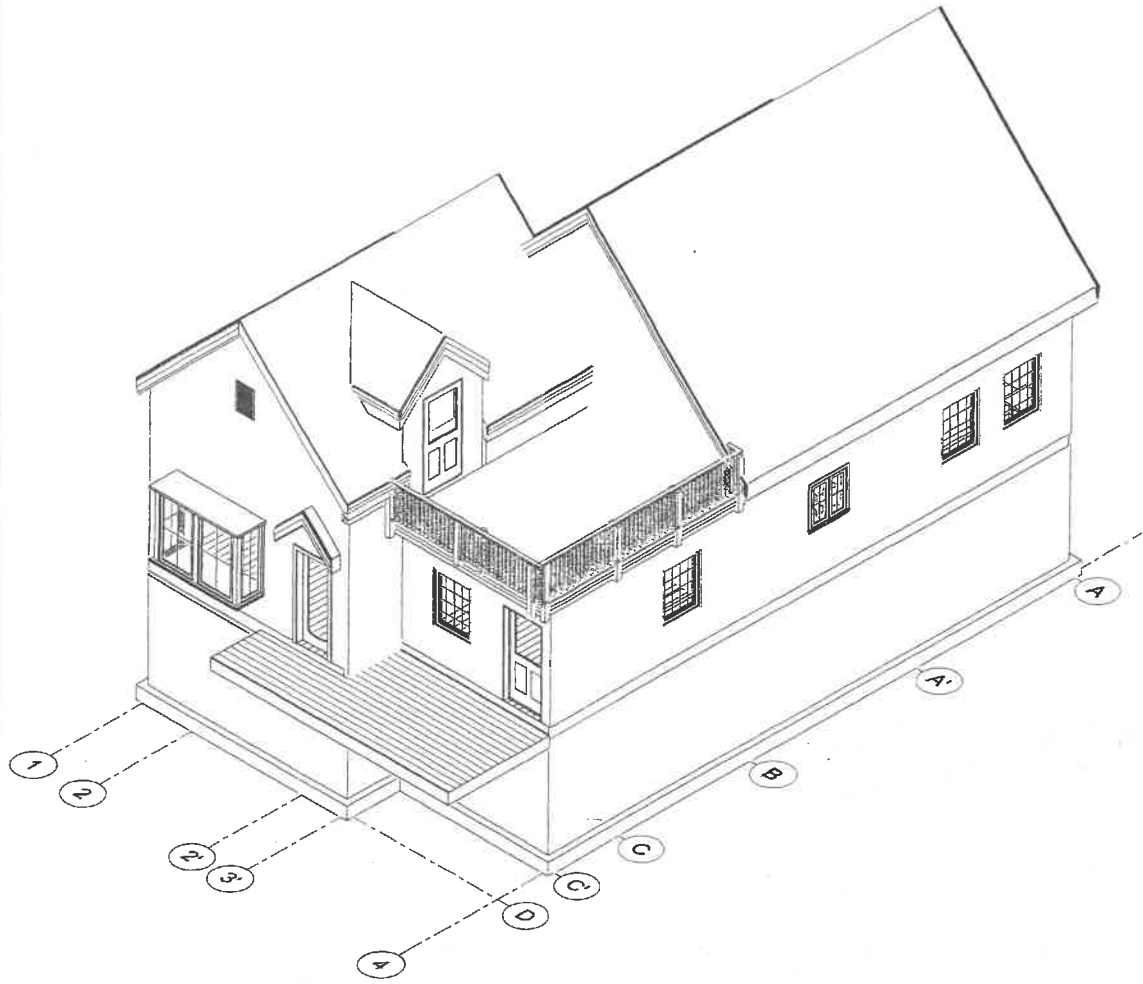
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No.	Description	Date

Meehan Family  
1365 Orleans Rd - Addition

3D Exterior Views

Project number 355  
Date 11/30/2022  
Drawn by O.P.  
Checked by Checker

A10

Scale

2 (3D)

1 Section 3D



TOWN OF HARWICH

TOWN OF HARWICH  
ASSESSORS OFFICE

FEB 21 2023

732 MAIN STREET  
HARWICH, MASSACHUSETTS 02645

ASSESSORS OFFICE

\*\* Please email all Abutters Requests to [assessing@town.harwich.ma.us](mailto:assessing@town.harwich.ma.us)

OFFICE OF  
BOARD OF ASSESSORS  
Tel: 508-430-7503  
Fax: 508-430-7086

**ABUTTERS REQUEST FORM**

Board Requesting Action: **Planning Board**  
Date Submitted: **February 21, 2023**  
Applicant's Name: **Elaine Brockway and Richard L. Meehan**  
Assessors Map(s) & Parcel(s): **74-K2-1-0**  
Property Location: **1365 Orleans Road, Harwich, MA 02645**  
Owner(s): **Elaine Brockway and Richard L. Meehan**  
Contact Person: **William D. Crowell, Esq.**  
E-mail Address: **wcrowell.office1@comcast.net**  
Telephone #: **508-432-1643**  
Type of Petition: **Planning Board**  
Assessors Approval By:

**INVOICE**

*This cover sheet is also your invoice.*

	<u>Amount</u>	<u>Date Paid</u>	<u>Ck #</u>
Up to 25 Abutters	\$50.00	2/21/23	247
Additional Abutters _____ @ \$2.00 ea	_____	_____	_____
<b>TOTAL</b>	_____	_____	_____

Make checks payable to: Town of Harwich