

TOWN OF HARWICH PLANNING DEPARTMENT

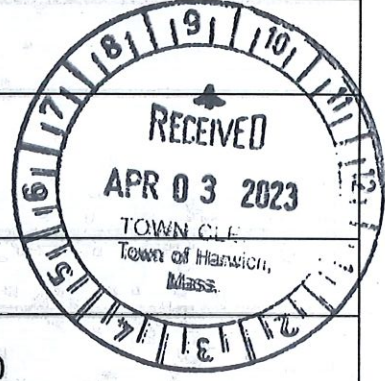
**PLANNING BOARD APPLICATION
SPECIAL PERMITS & SITE PLAN REVIEW FORM A**



TO THE TOWN CLERK, HARWICH, MA DATE 03/28/2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Shoreline Pools Inc Alan Einhorn
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Shoreline Pools Inc
Mailing address	32 American Way
Town, ST, Zip	South Dennis, MA 02660
Phone	508-432-3445
Fax	
E-mail	dillan@shorelinepoolsinc.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.

Alan Einhorn

03/31/2023

Applicant

Letter of Authority Attached

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

Official use only:

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

Case #

PART B – PROJECT LOCATION

Legal Street Address	7 Cranberry Hollow Lane	Village/Zip Code	Harwich 02645
Title Book/Page or L.C.C. #	Barnstable County Book:20982 Page:27		
Map(s) / Parcel(s)	83-R2-6		
Zoning & Overlay Districts	RR & Six Ponds Special District (ZB)*Historic?		
Frontage (linear feet)	128.72		
Total land area (s.f.)	83,321		
Upland (s.f.)	83,321	Wetlands (s.f.)	n/a

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 10760	Net: 5372
Proposed Floor Area in Sq. Ft	Gross: 10760	Net: 5372
Change in Sq. Ft + / -	Gross: 0	Net: 0
Existing # of parking spaces	9	Proposed # of parking spaces: 9
Existing Use(s)	Residential	
Proposed Use(s)	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) _____
- 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.*

Shoreline Pools, Inc

March 30, 2023

Harwich Planning Board
732 Main St,
Harwich, MA 02645

RE: 7 Cranberry Hollow Lane- Swimming Pool Special Permit Request



Dear Members of the Board:

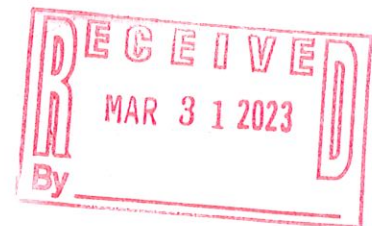
Shoreline pools is representing Alan Einhorn, the owner of 7 Cranberry Hollow Lane. The Einhorn property is 83,321 sq ft (1.91 acres) lot with the main house, and proposed in-ground swimming pool, and a tennis court. The home and tennis court are existing and the in-ground pool is to be constructed soon. Given the fact that the property falls within the Six Ponds Special District, a special permit has been requested for the construction of the swimming pool.

The swimming pool will be an 18'x36' in ground Gunitite pool and spa with an ASTM Certified Automatic Rolling Safety Cover. The entire pool and patio area falls beyond the 100' wetland buffer and also is greater than 300' beyond EHW. Plans of the pool and patio area are attached with this application.

Please let me know if you have any additional questions or need additional information. I look forward to discussing the proposal with the planning board during the meeting. Thank you in advance for processing this special permit application.

Sincerely,

Dillan W. Hoyt
Project Manager
Shoreline Pools Inc.



32 American Way – South Dennis, MA 02660 Ph: 508-432-3445 / Fax: 508-432-0110

www.shorelinepoolsinc.com

