

# TOWN OF HARWICH PLANNING DEPARTMENT



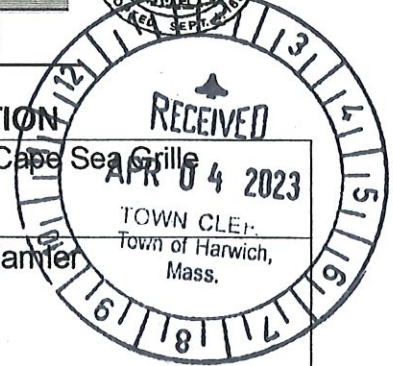
## PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE April 4, 2023

### PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Blue Stripe LLC d/b/a Cape Sea Grille
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Jennifer R Ramler
Mailing address	PO Box 414
Town, ST, Zip	Harwich Port, MA 02646
Phone	508-432-4745 / 774-209-9148
Fax	
E-mail	capeseagrille@aol.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.

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 #



Cape Sea Grille  
31 Sea Street  
Harwich Port, MA 02646

Douglas & Jennifer Ramler (owners)  
7 Weston Woods Rd  
Harwich, MA 02645

### Project Description

We are before you this evening to ask for a Special Permit to expand our exterior space and for a Waiver of Site Plan Review. We propose to add a 683 square foot outdoor patio, that was constructed in 2020 for Covid expanded outdoor table service, to our permanent seating plan. We would like to increase our building occupancy to 198 persons and increase our seating capacity to 144 persons. Our septic is capable of handling 145 patrons. As seen in the building analysis, the total occupant load can be up to 198 persons. According to plumbing code 248 CMR 10.10, we require 2 more bathrooms. Both the Plumbing Inspector and the Health Director support a variance on the addition of bathrooms and we were granted a variance from the state on April 5, 2023.

We would request from the Board a Waiver of Site Plan Review of section 325-55 C(1). The expansion of the exterior space has been in use for the last three seasons as approved by the Town of Harwich. During those three years, we did not have one complaint from our abutters or from anyone else in our neighborhood. We will not play any music outdoors. There will be a tent over the patio, as was permitted the last three years. We feel a waiver is appropriate as the last three years have proved that the expansion of the exterior space for dining did "not substantially change the relationship of the structure to the site and to abutting properties and structures".

We would also request from the Board a Waiver of Site Plan Review of section 325-55 C(2) in regards to parking. According to the required parking calculation, we would require 36 parking spaces for our guests (1 space per 4 seats). We currently have 30 paved parking spaces (including 2 handicap access) and a large gravel lot for overflow parking. The gravel lot can comfortably hold 8-12 additional vehicles. While we need approximately 14 parking spaces for our staff, we have an agreement with the owners of the Port Centre that our staff is allowed to park in their lot during dinner service. I have included a statement of that agreement. We have been using the Port Centre lot for the past three years for our employees and therefore have enough parking for our guests with the paved spaces and the gravel lot.

508-432-4745

31 Sea Street, Harwich Port, MA 02646

[www.cape-seagrille.com](http://www.cape-seagrille.com)

Chef Douglas Ramler and Jennifer Ramler, Manager

Re: Employee Parking

From: Dan Battles (dfbattles@comcast.net)  
To: capeseagrille@aol.com  
Date: Tuesday, April 4, 2023 at 03:35 AM EDT



Hi Jen,

Yes, winter is behind us, spring is here and the summer season in Harwichport will be approaching soon.

When the season arrives we will continue to work together with you and Doug on parking just as before. The employees of the Cape Sea Grille may park their cars at the Port Centre Building parking lot during your dinner service in the summer season.

We intend to once again be diligent about unauthorized cars in the parking lot for our tenants' benefit. So, having the CSG sticker in the back side of your employee's cars will again be sufficient to identify them appropriately.

Have a great and successful summer.

Dan and York

Dan Battles  
York Property Management  
dfbattles@comcast.net  
781-243-9720

On Mar 31, 2023, at 4:00 PM, Cape Sea Grille <capeseagrille@aol.com> wrote:

Hi Dan,

We hope you have had a quiet, relaxing winter. First of all, we'd like to thank you and York for allowing our employees to park in the Port Centre lot in the late afternoon/evenings. It is a tremendous help. Please be sure that the employees of the Port Centre know they are free to park in our lot during the day as well.

I was hoping you or York would be willing to write a note stating that the employees of the Cape Sea Grille have permission to park in your lot during our dinner service. We are trying to make the outdoor patio permanent so the town wants to be sure there is enough parking. It would be the same situation as last year.

Thanks in advance,  
Jen & Doug Ramler

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