

PB-2023-16

# TOWN OF HARWICH PLANNING DEPARTMENT

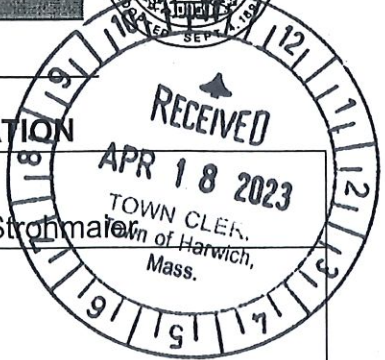


## PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

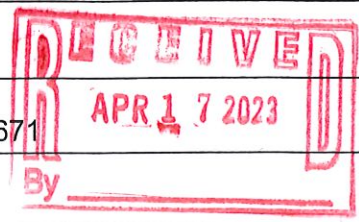
TO THE TOWN CLERK, HARWICH, MA

DATE 04/03/2023

### PART A – APPLICANT INFORMATION/AUTHORIZATION



Applicant Name(s)	Chelsea Nicolas & Jason Stronmaler
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Chelsea Nicolas
Mailing address	115 Route 28
Town, ST, Zip	West Harwich, MA 02671
Phone	919-793-8775
Fax	
E-mail	chelseanicolaou@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.

*Chelsea Nicolas*

Applicant

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

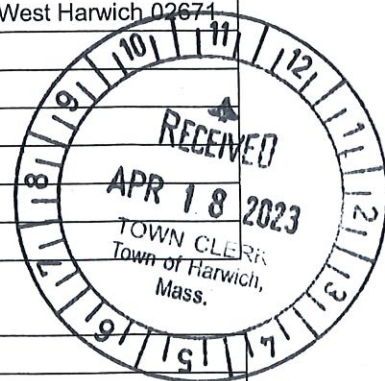
Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

**PART B – PROJECT LOCATION**

Legal Street Address	115 Route 28	Village/Zip Code	West Harwich 02674
Title Book/Page or L.C.C. #	34071-15		
Map(s) / Parcel(s)	10, W7-1		
Zoning & Overlay Districts	WHSD, Commercial Highway 1	*Historic?	No
Frontage (linear feet)	105		
Total land area (s.f.)	27,375		
Upland (s.f.)	27,375	Wetlands (s.f.)	0



**PART C – PROJECT DESCRIPTION**

Existing Floor Area in Sq. Ft	Gross: 3870	Net:
Proposed Floor Area in Sq. Ft	Gross: No Change	Net:
Change in Sq. Ft + / -	Gross: No Change	Net:
Existing # of parking spaces	8	Proposed # of parking spaces: 10
Existing Use(s)	Single Family	
Proposed Use(s)	Mixed Use; Main house to become B&B, Carriage house to remain single family	

*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 325, sub-paragraph # 153
- 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.*

April 18, 2023

To: Town of Harwich Planning Board

From: Chelsea Nicolas & Jason Strohmaier  
115 Route 28  
West Harwich, MA 02671



Site Plan Review and Special Permit Request  
Project Address: 115 Route 28, West Harwich, MA 02671

We are requesting a Change of Use for our home at 115 Route 28, which is composed of a Main House, a Cottage attached to the Main House, and a detached Carriage House with a fully separate driveway. The proposed description of the project is to convert the pre-existing Main House into a five unit bed-and-breakfast, creating a mixed-use property pursuant to § 325-153. We as innkeepers will reside in the Cottage. The pre-existing Carriage House will remain a single family home and be used as a seasonal vacation rental. No changes are being made to the footprints of the Main House, Cottage, or Carriage House.

The main alteration is to expand the Main House parking area to accommodate guest vehicles per § 325-39. The asphalt semi-circular driveway is to be removed and replaced with 3/4" native stone to match the Carriage House driveway. No changes are to be made to the existing curb cuts on Riverside Drive.

We are seeking an exemption from submitting drainage calculations as there are no existing drainage issues, all changes to the landscaping will be permeable, and site coverage will remain well under the 70% maximum.

We appreciate your attention to our request. Our goals are to enrich West Harwich through the restoration and preservation of this historically significant home and to build a business that will support our community and neighbors.

Thank you,

Chelsea Nicolas

Chelsea Nicolas

04/18/2023

Date

Jason Strohmaier

Jason Strohmaier

04/18/2023

Date