

TOWN OF HARWICH PLANNING DEPARTMENT



PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE 4/19/23

HARWICH, MA

2023 MAY -3 A 8:50

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Cape Roots Market and Cafe
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Gabe Leidner
Mailing address	557 Rt 28
Town, ST, Zip	Harwich Port, MA 02646
Phone	774-212-2901
Fax	
E-mail	gleidner4@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.

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 #

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PART B – PROJECT LOCATION

Legal Street Address	557 Rt 28	Village/Zip Code	Harwich Port ~ 02646
Title Book/Page or L.C.C. #	32189 / 189		
Map(s) / Parcel(s)	M: 14 P: 14-203		
Zoning & Overlay Districts	CH-1	*Historic?	No
Frontage (linear feet)	115		
Total land area (s.f.)	28,008 / 0.64 Ac		
Upland (s.f.)		Wetlands (s.f.)	

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross:	Net:
Proposed Floor Area in Sq. Ft	Gross:	Net:
Change in Sq. Ft + / -	Gross:	Net:
Existing # of parking spaces	62	Proposed # of parking spaces:
Existing Use(s)		
Proposed Use(s)		
<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:

**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.*

- 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.K, 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.*

September 2011

To: Town of Harwich Planning Board

From: Gabe and Brooke Leidner
Cape Roots Market and Cafe
557 Route 28, Unit 101
Harwich Port, MA 02646

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Increased Seating

Project Address: 557 Route 28, Harwich Port, MA 02646

We are requesting a change in our seating plan for Cape Roots Market and Cafe at 557 Route 28, Harwich Port. We currently have 18 seats inside and 6 seats outside. We would like to increase our indoor seating from 18-30 and our outdoor seating from 6-20. We would like to include a total of 20 seats outside and 30 seats inside. We have purchased stanchions that will enclose the outdoor tables on the sidewalk.

We appreciate your attention to our request. Cape Roots has now been open for approximately two and half years. Our goal is to enhance the business in a new way and contribute to the growing popularity and success of Main Street, Harwich Port.

Thank you,



Gabriel Leidner

4/20/23

Date



Brooke Leidner

4/20/23

Date