

TOWN OF HARWICH PLANNING DEPARTMENT



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

TO THE TOWN CLERK, HARWICH, MA

DATE May 10, 2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Main Street Stone Horse, LLC
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	William F. Riley Riley and Norcross, LLC
Mailing address	P.O.Box 707
Town, ST, Zip	Chatham, MA 02633
Phone	508-945-5400
Fax	509-945-4110
E-mail	BillRiley@RileyandNorcross.com

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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.

[Handwritten Signature]

Applicant

[Handwritten Signature]

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	87 ² Route 28	Village/Zip Code	02645
Title Book/Page or L.C.C. #			
Map(s) / Parcel(s)	Map 25, Parcel A2		
Zoning & Overlay Districts	CH-1	*Historic?	
Frontage (linear feet)	589.16 ft. & 184.65 ft. & 679.34 ft.		
Total land area (s.f.)	113,778		
Upland (s.f.)	113,778	Wetlands (s.f.)	

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 38,034 sq. ft.	Net:
Proposed Floor Area in Sq. Ft	Gross: 38,034 sq. ft.	Net:
Change in Sq. Ft + / -	Gross:	Net:
Existing # of parking spaces	Proposed # of parking spaces:	
Existing Use(s)	Mixed use motel & multi family	
Proposed Use(s)	Work force housing, see attached narrative	
<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.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.*

NARRATIVE

Applicant seeks a modification of the site plan special permit PB2019-13. There is no proposed change to the large dormitory buildings or the “office” building.

The changes requested are reflected on the as-built plan submitted herewith. The original proposal as shown on the plan dated 03-09-2019 contains four (4) small patios, a proposed shed and walkways. The as-built plan shows one large patio, less walkways and no shed. The parking is confirmed differently and contains twenty-one (21) spaces, not the seventeen (17) as set forth in the original application. The Applicant would like to utilize the existing gravel and for additional parking of ten (10) cars.

Another minor change is that the Cape Cod Regional Transit Authority (CCRTA) has notified the Applicant that bus stops cannot be on private property as the Applicant has proposed.

The planting plan has been attempted twice, due to the water restriction in place at the time the plants did not survive. Another attempt will be made this fall.

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Zoning District: _____

Subject	Existing	Required	Proposed
Lot area (square feet)	113,778	20,000	113,778
Frontage (feet)	589.16 & 184.65	679.34	
Front setback (feet)	40	25	31.0, 31.4 & 25
Side 1 setback (feet)	10	10	130'+/-
Side 2 setback (feet)	NA	NA	
Rear setback (feet)	45++, 120+/-	10	37.5 +90
Minimum front parking setback (feet)	0	20	18
Minimum rear parking setback (feet)	Over 50	10	20
Building coverage	15,295	30%	12,450, 10.9%
Site coverage	42,853	70%	35,242, 31%
Building height (feet)		30	29' 3 7/8
Interior landscaping			
Number of parking spaces	50	91	17
Driveway width (feet)	60'-15 ft. varies		18

Typical Parking Schedule

Parking Requirements Generator	Quantity or Rated Capacity	Basis for Parking Calculation per Zoning Bylaw	Number of Spaces Required
Manager Apt.	1.5	1.5 per unit	1.5
Dormitory	89 Room	1 space for each unit	89
	2	1 space for every 2 employees, maximum shift	1
Total Number of Spaces Required			91.5