

PB2023-24

TOWN OF HARWICH PLANNING DEPARTMENT



PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE June 15, 2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Todd LaBarge
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	
Mailing address	237 RT 28
Town, ST, Zip	West Harwich, MA 02671
Phone	508-432-6360
Fax	
E-mail	todd@labargehomes.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.

Todd LaBARGE AND LORI LABARGE

Applicant

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

Official use only:

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Case #

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PART B – PROJECT LOCATION

Legal Street Address	237 RT 28	Village/ZipCode	W.Harwich/02671
Title Book/Page or L.C.C. #	Book: 16928 PG: 105		
Map(s) / Parcel(s)	12-N1-1		
Zoning & Overlay Districts	C-H-I	*Historic?	No
Frontage (linear feet)	157.78		
Total land area (s.f.)	16,715		
Upland (s.f.)		Wetlands (s.f.)	0

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 1383.43	Net:
Proposed Floor Area in Sq. Ft	Gross: 163	Net: 1546.43
Change in Sq. Ft + / -	Gross: +163	Net: 1546.43
Existing # of parking spaces	13	Proposed # of parking spaces: 13
Existing Use(s)	0310.multi-use comm	
Proposed Use(s)	0310.multi-use comm	
<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 # _____

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**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.*

237 Rte 28 Proposed Addition Narrative

A 163 square foot addition to the North side (facing Rte 28) LaBarge Homes office space is proposed in order to allow for interior office renovations. The proposed addition will be an extension of the existing exterior wall that has the main entry door and it will extend to the west limit of the office space under an existing roof. The addition will allow for interior office improvements and will not increase the septic flow rate or capacity beyond existing limitations and capacity. The new exterior siding, trim, windows, and doors will be installed to match the existing materials. There will be no alterations to any of the existing parking spaces, landscape, or drainage.

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Waiver Requests

Drainage – Respectfully requesting a waiver of the drainage calculations and drainage map requirement. The addition to the office space is only 163 square feet and will reside under an existing roofline, which will have no impact to the existing site drainage.

Parking – Respectfully requesting a waiver of the parking calculation requirement. The addition to the office space will be a total of 163 square feet and does not meet the 200 square foot of office space criteria to add an additional parking space. There are currently 13 parking spaces in the lot at 237 Rt 28 and there are no plans to add or remove parking spaces.

Landscape – Respectfully requesting a waiver of the landscape plans requirement. There will be no changes to any of the landscape on the property. The existing landscape features will remain in place.

Traffic – Respectfully requesting a waiver of the traffic details requirement. There will be no changes that impact the existing traffic and roadways.

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