

PB 2023-25

# TOWN OF HARWICH PLANNING DEPARTMENT



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

TO THE TOWN CLERK, HARWICH, MA

DATE July 11, 2023

### PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Harwich Fire Association, Inc.
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	William D. Crowell, Esq.
Mailing address	466 Main Street, P.O. Box 185
Town, ST, Zip	Harwich Port, MA 02646
Phone	508-432-1643
Fax	508-430-0631
E-mail	wcrowell.office1@comcast.net

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.

*William D. Crowell, Esq.*  
 Applicant W.D. Crowell, Esq.

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	203 Bank Street	Village/Zip Code	02645
Title Book/Page or L.C.C. #	Book 35530 Page 91		
Map(s) / Parcel(s)	23-B3-0		
Zoning & Overlay Districts	RR/RL	*Historic?	No
Frontage (linear feet)	55		
Total land area (s.f.)	11,000		
Upland (s.f.)	11,000	Wetlands (s.f.)	None

**PART C – PROJECT DESCRIPTION**

Existing Floor Area in Sq. Ft	Gross: <b>1<sup>st</sup> Floor</b> -3,570.25. <b>2<sup>nd</sup> Floor</b> - 2,174.25. Net: Same		
Proposed Floor Area in Sq. Ft	Gross: <b>1<sup>st</sup> Floor</b> -3,570.25. <b>2<sup>nd</sup> Floor</b> - 2,174.25. Net: Same		
Change in Sq. Ft + / -	Gross: None Net: None		
Existing # of parking spaces	15	Proposed # of parking spaces:	28
Existing Use(s)	Former Fire House		
Proposed Use(s)	See attached		
<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) Alternate Access 325-18.(K)

Nonprofit Museum/Educational Use (Table of Uses – Public and Quasi Public Uses – Par. 6) and Multi-Family Use (Table of Uses- Residential Uses – Par. 8)

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.*

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**Harwich Fire Association, Inc. – 203 Bank Street**

The Petitioner requests a Special Permit for the first floor of the existing structure to allow for a nonprofit museum/historical/educational use which will include the storage of an antique fire truck, as well as other historical fire apparatus and equipment to educate the public regarding the Harwich Fire Department and fighting of and prevention of fires.

The Petitioner also requests a Special Permit for the second floor of the existing structure to convert it to multi-family use for three apartments to provide needed housing for service personnel and others and to provide required income to support and maintain the renovated structure and museum/historical/educational use.

Finally, the Petitioner requests a Site Plan Special Permit to reconfigure the existing parking and driveway areas in conjunction with a parking easement from Harwich Conservation Trust to the south of the subject parcel. It should also be noted that the Harwich Conservation Trust will grant a septic easement to the Petitioner to install a septic system on a strip of land located to the north of the subject parcel with the approval of the Board of Health.

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