

TOWN OF HARWICH PLANNING DEPARTMENT

PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A



TO THE TOWN CLERK, HARWICH, MA

DATE 9/6/23

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Royal Apartments LLC
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	James Bustamante
Mailing address	367 Main St
Town, ST, Zip	Falmouth, MA 02540
Phone	781-718-8580
Fax	
E-mail	james@longfellowdb.com

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The applicant is one of the following: (please check appropriate box)

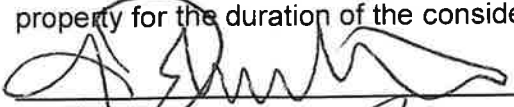
- Owner
 Prospective Buyer*
 Representative for Owner/Tenant/Buyer*
 Tenant*
 Other* _____

***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.



 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 #

PB2023-30

PART B – PROJECT LOCATION

Legal Street Address	328 Bank St	Village/Zip Code	Harwich
Title Book/Page or L.C.C. #			
Map(s) / Parcel(s)	41 N4		
Zoning & Overlay Districts	MR-L	*Historic?	Yes
Frontage (linear feet)	424.3		
Total land area (s.f.)	82,443		
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	Proposed # of parking spaces: 43	
Existing Use(s)	Multifamily	
Proposed Use(s)	Multifamily	
<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.*

Job: Royal Apartments State: Harwich, Ma Client Name: _____
 Job Site: _____ Approvals: _____ Date: _____
 Notes: PKWO33AB 8' POLE

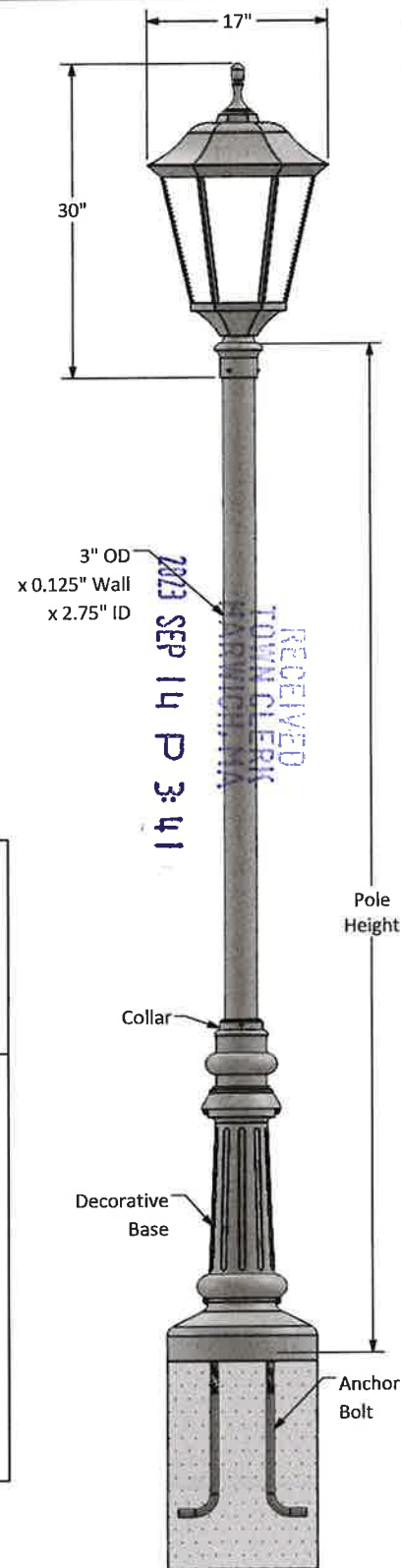
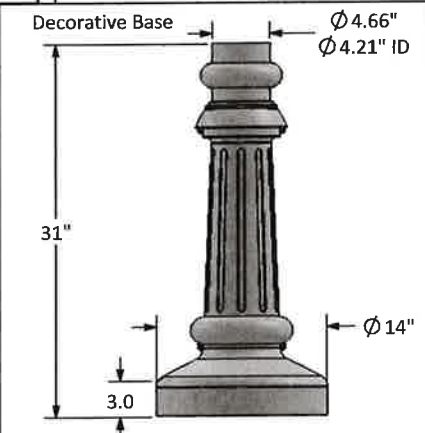
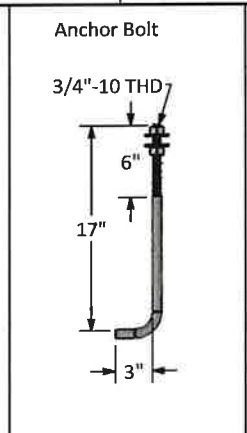
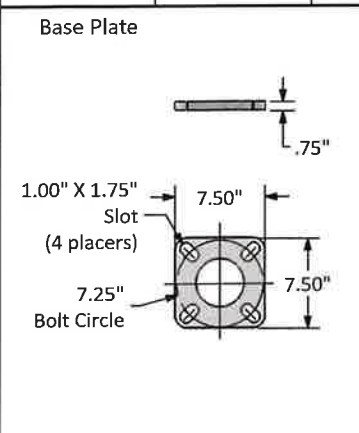
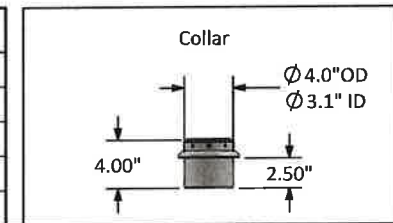
LIGHT POLE

Pole Shaft: 3 inch round straight aluminum with 0.125" wall thickness. Seamlessly extruded from 6063-T6 alloy.
Pole Height: Standard pole height is 14 ft. Optional heights are 12, 10 and 8 ft. Custom heights are also available.
Handhole: 2" X 4" size handhole is located at 18 inches from the base. An aluminum handhole cover with 2 screws is provided. A ground lug with set screw is located near the handhole opening for proper grounding of the pole.
Decorative Base: 2-piece, clamshell style cast aluminum material. Cast aluminum collar is included for proper fitment of 3" OD pole into the base. 4 stainless steel, tamper-resistant screws are included for attachment. Attached to the pole with 3 set screws.
 Weight: 17.5 lbs
Color: Black powder coat.
Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided with each pole assembly. Each anchor bolt includes 2 nuts and 2 washers. Top portion of the anchor bolt is threaded for securing and leveling the pole with the provided nuts and washers. An actual size paper anchor bolt template is provided.
Maximum Wind Rating: 100 mph wind zone with 1.3 gust factor.
Warranty: 5 Years.
Foundation design: Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the pole(s) will be installed.

LANTERN FIXTURE

Lantern Fixture: Cast aluminum frame features 6 frosted tempered glass lenses. All LED power options include mogul socket. Wet location rated. 3 stainless steel screws are provided for attachment to pole.
 Weight: 12 lbs

LED Power (Watt)	Lumens	Lumens Per Watt	Voltage (Volt)
27	3,900	144	120-277
36	5,400	150	120-277
45	6,800	151	120-277
80	10,800	135	120-277
100	13,500	135	120-277



Disclaimer: All dimensions and specifications are subject to change without any notice. Energy Light, Inc. is not responsible for any claims arising from improper loading (what is attached to the light pole), improper use, incorrect foundation design and/or installation.

KICHLER.

style to live by™



Mount Vernon Collection
Mount Vernon 1 Light Outdoor Wall Lantern - OZ
9708OZ (Olde Bronze)

Product Description:

With its simple yet bold shape, the Mount Vernon Collection adds a touch of rustic flavor to the American home. Our Olde Bronze finish over solid brass gives an aged look to the piece, while the seeded glass panels provide additional texture and complete the Mount Vernon's antique profile making it the perfect balance of form and function. Add a beautiful accenting touch to the front of your home with this 16 ½" high, one light wall lantern. It uses a 150-watt (max.) bulb and is U.L. listed for wet locations.

Available Finishes

Black (Painted)
Olde Bronze
Olde Bronze

ADD TO PROJECT

Project	
Type	
Ordering #	
Comments	

Technical Information

Weight:	3.50 LBS
Safety Rated:	Wet
HCWO:	6.75"
Base Backplate:	4.50"
Number of Bulbs:	1
Max Watt:	150W
Collection:	Mount Vernon Collection
Width:	7.50"
Height:	16.75"
Lamp Included:	Not Included
Glass Description:	Clear Seeded
Extension:	8.25"
Voltage:	120V
CFL Bulb Type:	HYBRID (OD 23-30W)
Light Source:	Incandescent
Socket Base:	Medium
Lamp Type:	A
Finish:	Olde Bronze

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Housing

Rugged Die cast aluminum with Integrated heat sink high-flow design with separated driver compartment. Available in two standard mounting arrangements. Fully adjustable knuckle Mount designed to fit 2-3/8" outside diameter davit arm /tenon and Standard Bolt to pole rugged cast aluminum arm mount

Electrical

Constant current electronic drivers multi voltage meets UL 1310 / UL48 Class 2 with a built-in over-temperature protection. Input voltage from 100-277. 347 and 480 volt is available (VAC 50-60Hz) Certified and tested to the North American UL 8750 Standard for wet location.

Lamping

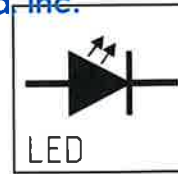
Phillips Luxeon 3030 light emitting diodes (LED) mounted on heavy weight metal modular boards individually sealed and carrying an IP65 Rating. Optical Quality Polymethyl Methacrylate (PMMA) Optics provide wide coverage uniform lighting distributions available in IES. distributions : type 2, 3, 5

Finish

Rugged, long life, oven baked polyester powder coatings with multi-stage pre-treatment for outstanding adhesion. Optional hard color anodizing provides superior protection in harsh and corrosive applications. Standard colors are White, Black, Bronze

Warranty

LED Luminaires are warranted against defects in material and/or workmanship for three years. LED modules and drivers are warranted for a period of (5) five years. (See Detailed Limited Warranty for more information)



PML2 Series
Light Emitting Diode Pole Mounted Luminaire



E.P.A measured in sq/ft and includes a cast mounting arm.

1 Fixture	0.6
2 Fixture	1.2
3 Fixture	1.6
4 Fixture	2.0

- Pole Mount (PM)
- Knuckle Mount (KTM) - To fit over 2 3/8"
- Wall Mount (WM)

	Lamp Wattage Distribution	LED Color	Voltage	Mounting	Options	Exterior Color / Finish
PML2	200 watt LED3	4000K	MT	PM		BZS

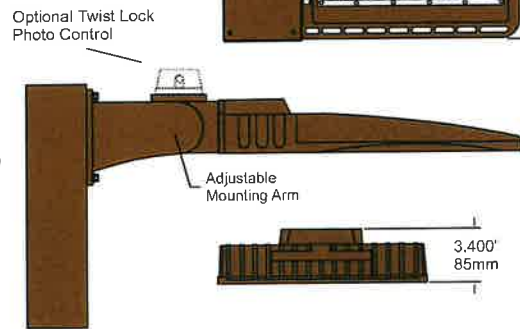
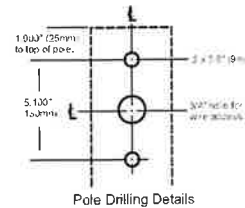
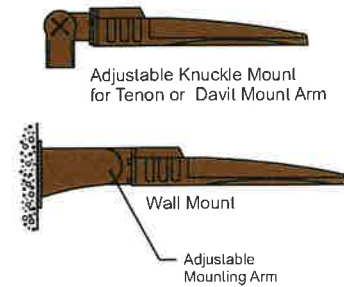
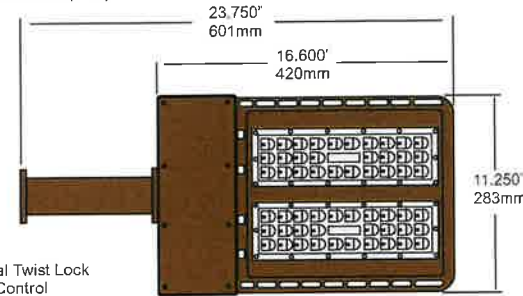
Wattage	Type	LED Count	Lumens
100 watt	LED Type 2	(100LED 2)	12,000 Lms
100 watt	LED Type 3	(100LED 3)	12,000 Lms
100 watt	LED Type 5	(100LED 5)	12,000 Lms
150 watt	LED Type 2	(150LED 2)	18,400 Lms
150 watt	LED Type 3	(150LED 3)	18,400 Lms
150 watt	LED Type 5	(150LED 5)	18,400 Lms
200 watt	LED Type 2	(200LED 2)	24,100 Lms
200 watt	LED Type 3	(200LED 3)	24,100 Lms
200 watt	LED Type 5	(200LED 5)	24,100 Lms

LED Color	Code
3000K	
4000K	
5000K	

MT (120-277)
347
480

- Photo Control (PC)
- Programable Dimming (DIM)*
- House Shield (HS)

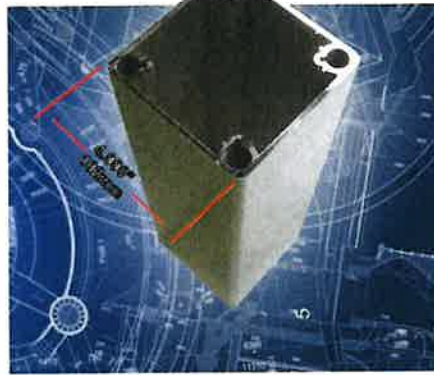
- Powder Coating**
- White (WHI)
 - Black (MBK)
 - Bronze (BZS)
 - Special (SPC)



Poles / LED lighting

MISSISSAUGA, ONTARIO, CANADA,
email: sales@xtronpoles.com
web: www.xtronpoles.com



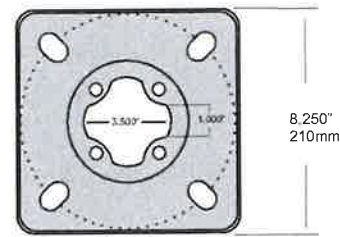


POLE: (Not Welded)
 Extruded aluminum high strength alloy shaft with 35,000 PSI maximum yield. Multiple internal support structure designed to increase load capacity and greatly reduce pole movement and vibrations. All exposed fasteners are stainless-steel

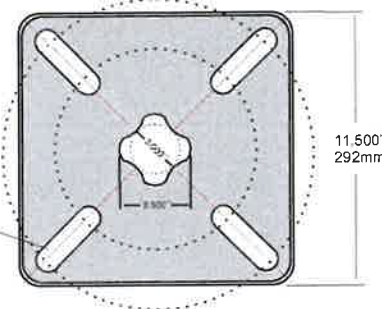
4000 Series Lighting Poles

- Modular construction
- Light weight, ultra strong
- Low vibration
- Zero maintenance
- 20 Year structural warranty

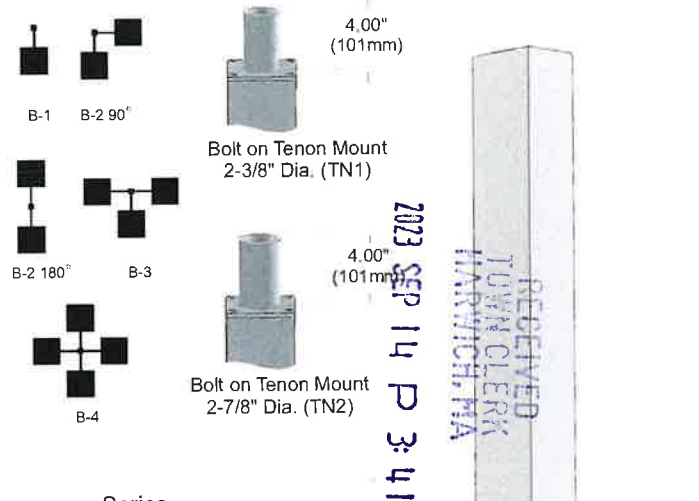
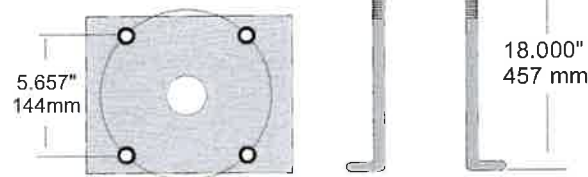
Standard Base:
 4 Bolt cast aluminum base high strength 713 alloy, full modular
 9.000" to 8.000" B.C.D.



Optional Multi base
 4 Bolt cast aluminum base high strength 713 alloy, full modular
 8.000" to 12.000" B.C.D



Anchor Assembly (AA8)
 4 - 5/8" x 18" J-bolts c/w Wood positioning template



Series: **4000**

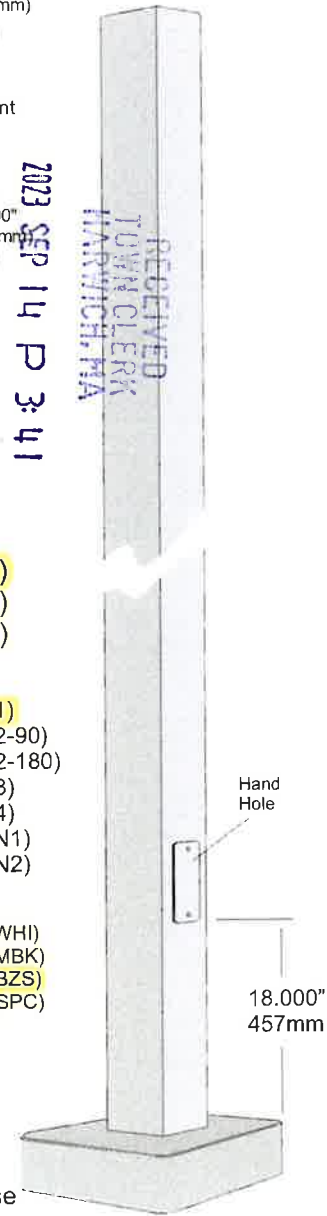
Shaft Height: **20** (20 ft), 15 (15 ft), 10 (10 ft)

Luminaire Mounting: **B1** (Single), B2-90 (Twin), B2-180 (Twin), B3 (Triple), B4 (Quad), TN1 (Tenon), TN2 (Tenon)

Color / Finish: **BZS** (BRONZE), WHITE (WHI), BLACK (MBK), SPECIAL (SPC)

Anchor Bolts: **AA8**

Base Options: Multi base (MBCD)



Dia	Height ft (m)	EPA. Wind Velocity (MPH)			Weight lbs (Kgs)
		90	100	110	
4.000	10 (3.7)	8.9	6.9	5.1	32 (10)
4.000	15 (4.6)	5.9	4.5	3.5	44 (15)
4.000	20 (6.1)	3.9	2.9	2.2	55 (20)

EPA calculations to AASHTO with 1.3 gust factor

Certified to Canadian and US electrical safety standards for "Wet Location"

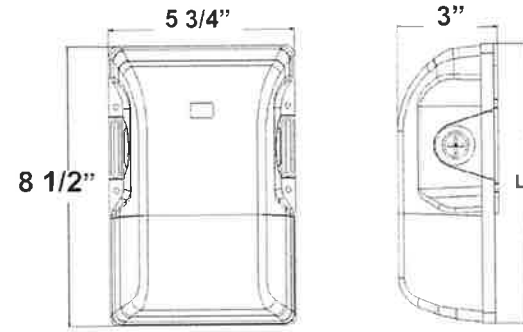
LESW SERIES Outdoor Lighting

LED SMALL NON-CUTOFF WALL PACK WITH PHOTOCELL

LESW-15-30W-MCTP-P



Customer Name: _____
 Project Name: _____
 Note: _____ Type: _____



8 1/2"(L) x 5 3/4"(W) x 3"(D)

LED Non-Cutoff Wall Pack with Photocell is ideal for general site lighting, loading docks, doorway, pathway and parking areas.

Features

- Back plate: Die-cast aluminum
- Multi-Power (The switch is inside the fixture)
- Polycarbonate Housing & Lens
- 7-Year Warranty

Technical Specifications

Electrical:

- Voltage: 120-277V AC 60Hz
- Wattage: 15W / 20W / 30W
- Power Factor: >0.90
- Efficacy: 135/ 147/ 137LPW
- Includes Pre-wired Photo Electric Control (Dusk to Dawn Photocell), 120 Volt, Removable
- Photocell Response Time: Maximum 3 Seconds

Lighting:

- Dimming: 0-10V Dimming
- LED Type/Brand: 2835LUMILEDS
- Front: Polycarbonate Lens and Housing
- Multi-Power (The switch is inside the fixture)
- Total Lumens: 4050LM/ 4410LM/ 4110LM
- Color Temperatures: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 70
- Beam Angle: 100°
- Rated life: 70,000 Hrs

Mechanical:

- Back plate: Die-cast aluminum
- Polycarbonate Housing & Lens
- Non-Cutoff Optics Ideal for Maximum Light Distribution
- Operating Temperature: -4°F to +113°F
- Wet Location
- 7-Year Warranty
- IP65

Applications:

- Entrance lighting, courtyard lighting;
- Industrial lighting, Outdoor landscape lighting;
- Building, The hotel;
- Wall lighting area and so on

Other Models:

- 30W | 4110LM | LESW-15-30W-MCTP-P-WH

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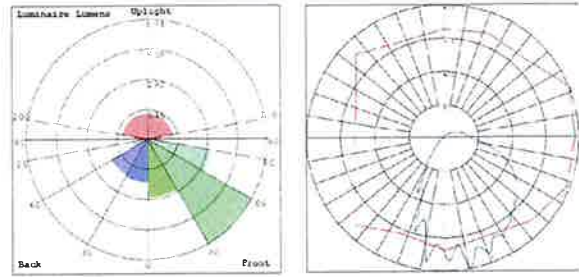


Phone: (877) 805-2252 | Fax: (877) 805-2252
www.westgatemfg.com

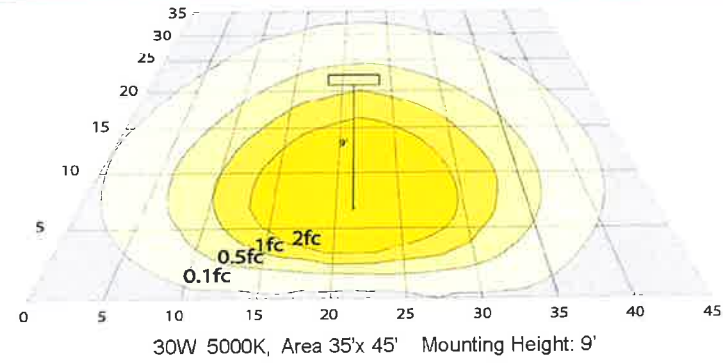


WG-ZY-Z9-2Z

Photometrics: LESW-15-30W-MCTP-P



BUD Rating: B1-U3-G1



30W 5000K, Area 35'x 45' Mounting Height: 9'

Other Views:



Side View



Front View



Back View

Performance Table: LESW-15-30W-MCTP-P

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LESW-15-30W-MCTP-P	15W	120-277V	2025LM	3000K 4000K 5000K	B1-U3-G1	135
	20W		2700LM			
	30W		4050LM			

Sample Ordering

Model	Min.	Max.	Wattage	Color Temp.	Sensor
LESW	15	30W	MCTP	P	

Factory-Installed Options:

- Blank = No Option For Accessories
- OPT-EM-LSW = INTERNAL EMERGENCY BATTERY BACK UP
- OPT-TRS-T20 = TAMPER RESISTANT SCREW
- OPT-NOPC = REMOVE PHOTOCELL
- OPT-SEN-SLPIR = EXTERNAL SECURITY LIGHT TYPE PIR MOTION SENSOR

FACTORY-INSTALLED OPTIONS:



Example:

- LESW-15-30W-MCTP-P
- LESW-15-30W-MCTP-P
OPT-NOPC

(FOR LESW 30W MCTP FIXTURE 120-277V)

(FOR LESW 30W MCTP FIXTURE 120-277V)
(REMOVE PHOTOCELL)

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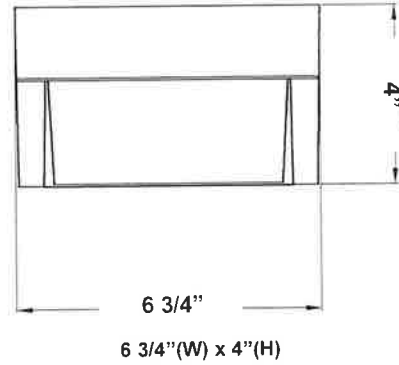
LRS SERIES Outdoor Lighting



LRS-F-MCT-C90-MGBR



Customer Name: _____
 Project Name: _____
 Note: _____ Type: _____



LED Non-Cutoff Wall Pack with Photocell is ideal for general site lighting, loading docks, doorway, pathway and parking areas.

Features

- Back plate: Die-cast aluminum
- Polycarbonate Lens
- 7-Year Warranty
- Multi CCT Switch is Inside Fixture

Technical Specifications

Electrical:

- Voltage: 120V AC 60Hz
- Wattage: 12W
- Power Factor: >0.90
- Efficacy: 54 LPW

Lighting:

- LED Type/Brand: SMD 3030/ Philips Lumileds LEDs
- Total Lumens: 650LM
- Color Temperatures: 3000K/ 4000K/ 5000K
- Color Rendering Index: CRI ≥ 90
- Beam Angle: 90° x 110°
- Rated life: 70,000 Hrs

Mechanical:

- Back plate: Die-Cast Aluminum with Mounting/Gasket Installed
- Operating Temperature: -4°F to 104°F
- Wet Location
- 7-Year Warranty
- IP44

Applications:

- Ideal for general site lighting, loading docks, doorway, pathway and parking areas

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Other Models:

- 12W | 650LM | LRS-F-MCT-C90-WH
- 12W | 650LM | LRS-F-MCT-C90-BK

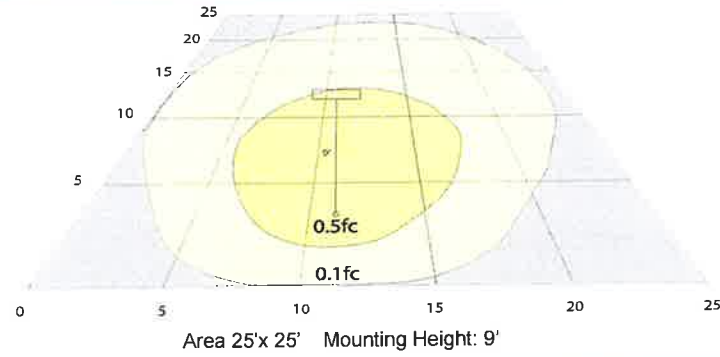
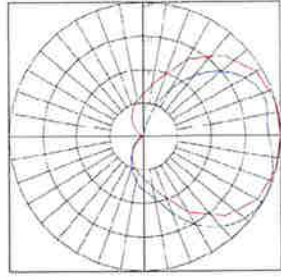
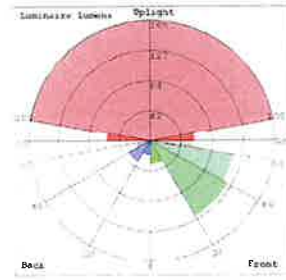


Phone (877) 805-2252 | Fax: (877) 805-2252
 www.westgatemtg.com | www.westgatecontrols.co



WG-ZV-29-2Z

Photometrics: LRS-F-MCT-C90-MGBR



BUG Rating: B0-U3-G1

Other Views:



Side View



Front View



Back View

Performance Table: LRS-E-MCT-C90-MGBR

MODEL NO.	Wattage	Voltage	Lumens	Color Temp.	BUG Rating	LPW
LRS-F-MCT-C90-MGBR	12W	120V	650LM	3000K 4000K 5000K	B0-U3-G1	54

Sample Ordering

Model Color Temp. CRI Housing
 LRS - F - MCT - C90 - MGBR

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Other Models:



LRS-F-MCT-C90-BK



LRS-F-MCT-C90-WH



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David H. Dunlap Associates Inc.
ARCHITECTS * ENGINEERS * PLANNERS
105 WEBSTER STREET UNIT 2
HARWICH, MASSACHUSETTS 02339
PHONE: (781) 878-0066 FAX: (781) 878-7060
email: David@DHDunlap.com



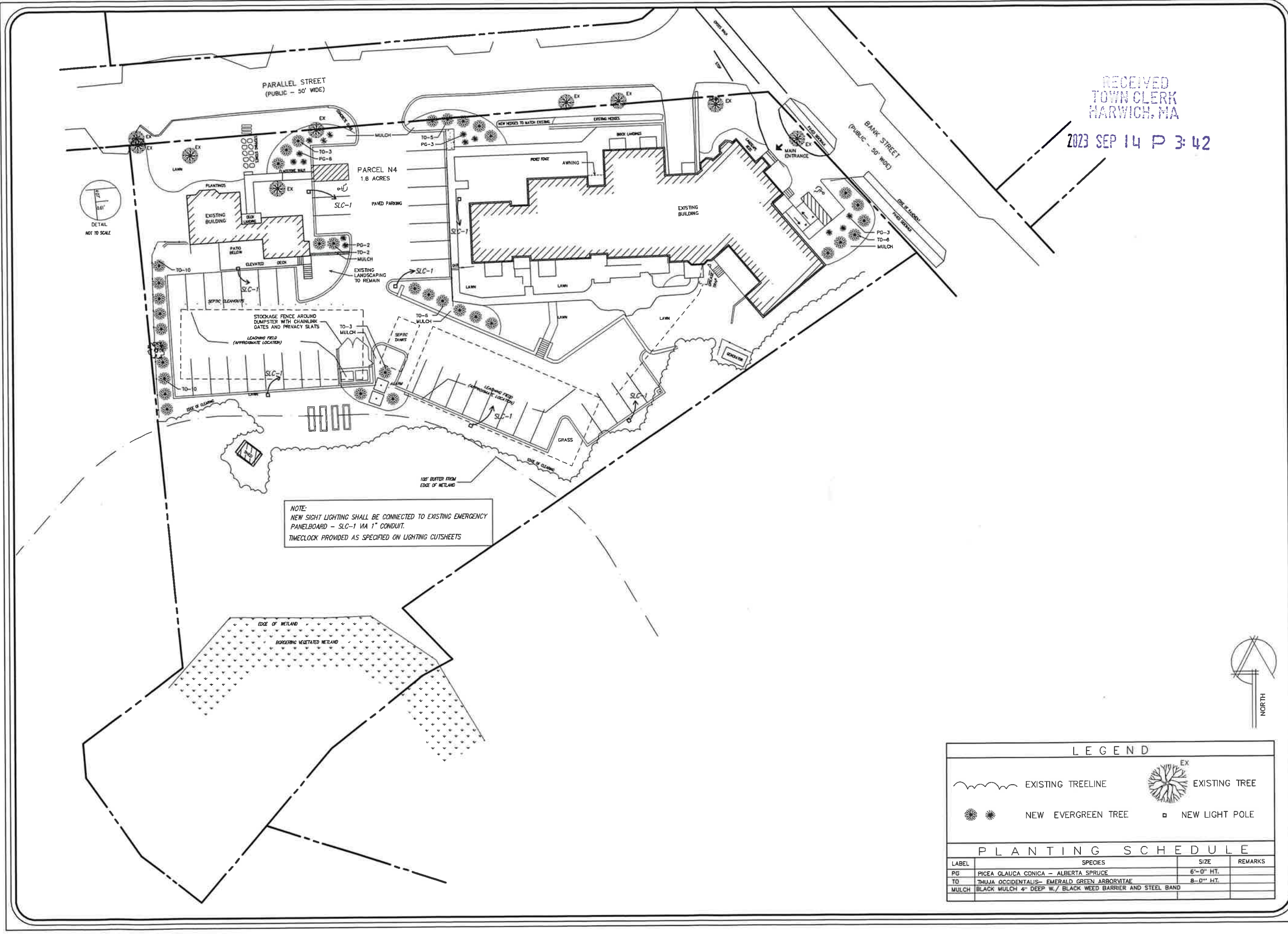
HARWICH, MA

LANDSCAPE AND SITE ELECTRICAL PLAN

Royal Apartments

SCALE: 1" = 20'
DATE: 10/18/20 DR. BY: MCN

SP-1



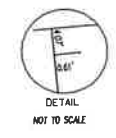
NOTE:
NEW SIGHT LIGHTING SHALL BE CONNECTED TO EXISTING EMERGENCY
PANELBOARD - SLC-1 VIA 1" CONDUIT.
TIMECLOCK PROVIDED AS SPECIFIED ON LIGHTING CUTSHEETS

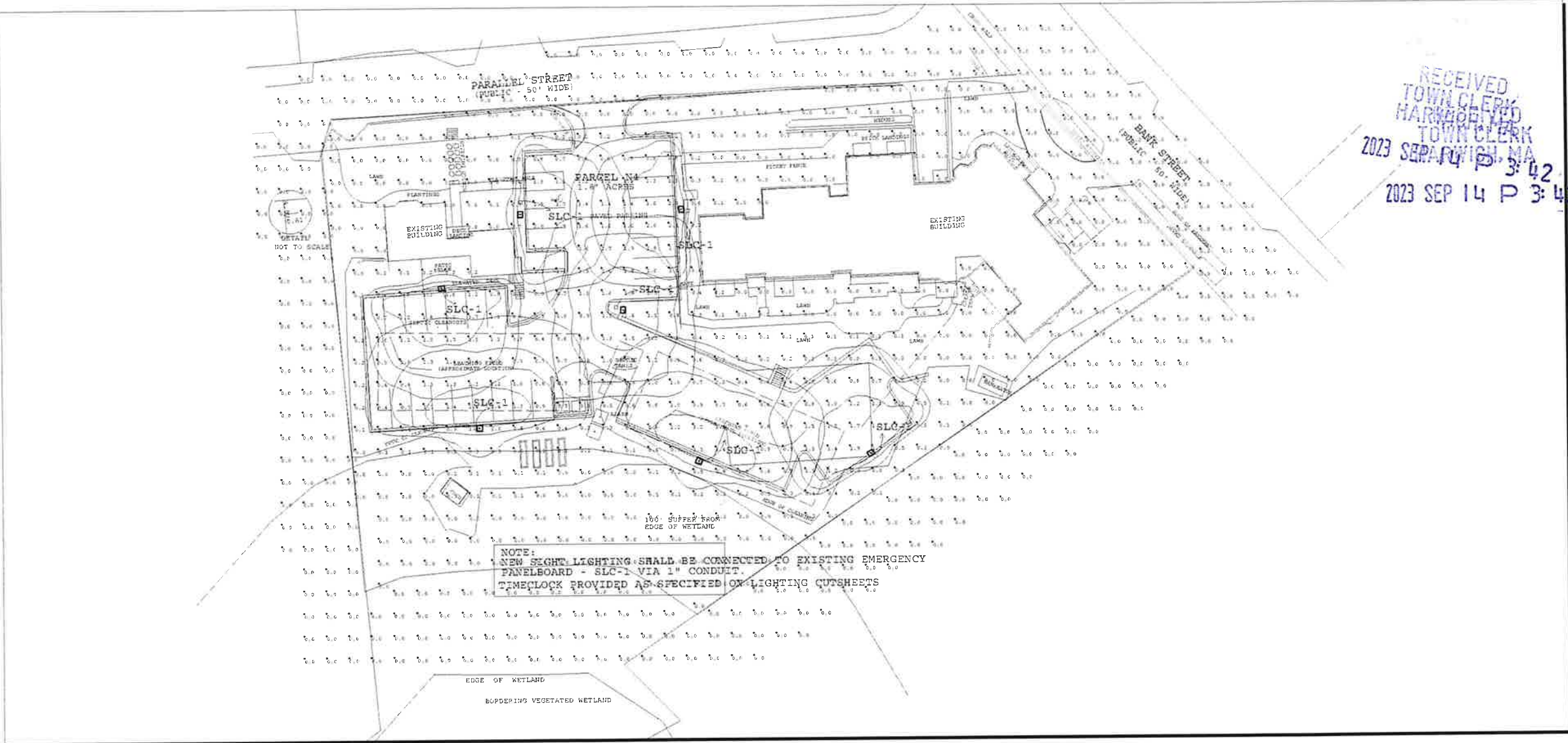
LEGEND

	EXISTING TREELINE		EXISTING TREE
	NEW EVERGREEN TREE		NEW LIGHT POLE

PLANTING SCHEDULE

LABEL	SPECIES	SIZE	REMARKS
PG	PICEA GLAUCA CONICA - ALBERTA SPRUCE	6'-0" HT.	
TO	THUJA OCCIDENTALIS - EMERALD GREEN ARBORVITAE	8'-0" HT.	
MULCH	BLACK MULCH 4" DEEP W/ BLACK WEED BARRIER AND STEEL BAND		





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Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
-	4	SL4 BC	SINGLE	N.A.	0.700	Beacon VP-S-24L-55-3K7-4-BC-UNV BL SWP SSA B 16 40 B VM2S16
-	2	SL4	SINGLE	N.A.	0.700	Beacon VP-S-24L-55-3K7-4W-UNV BL SWP SSA B 16 40 B VM2S16
-	1	SL5	SINGLE	N.A.	0.700	Beacon VP-S-24L-55-3K7-5R-UNV BL SWP SSA B 16 40 B VM2S16

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Planar	Illuminance	Fc	0.39	2.1	0.0	N.A.	N.A.
Spill	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Driveways and Parking	Illuminance	Fc	1.09	2.1	0.0	N.A.	N.A.



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Parking Lot Lighting and Photometric Plan

Royal Apartments

HARWICH, MA

SCALE: 1" = 20'
DATE: 10/13/20 DR. BY: MCN

SP-2