

OFFICE OF THE TOWN ADMINISTRATOR

Phone (508) 430-7513

Fax (508) 432-5039

Joseph F. Powers, *Town Administrator*
Meggan Eldredge, *Assistant Town Administrator*

732 MAIN STREET, HARWICH, MA 02645



10 December 2023

**Planning Department
Town of Harwich
732 Main Street
Harwich, MA 02645**

**Waiver of Site Plan Review Request and Project Narrative
Bova Cove Road Traffic Island – Pumping Station
Harwich Phase 3 Sewer Extension Project**

Members of the Board,

Please find the enclosed Site Plan Review Waiver Request Application filing package for the above referenced project. The following items are included/enclosed:

- Project Narrative (see below)
- Form A – Site Plan Review Application (Waiver of Site Plan request)
- Certified Abutters List (requested and sent by Town)
- Proposed Site Plan
- Proposed Landscaping Plan

Narrative for Planning Board Application – Site Plan Review Waiver

The Town of Harwich is seeking a waiver request for Site Plan review for the following pumping station:

- Bova Cove cul-de-sac/traffic island

The Harwich Phase 3 Sewer Project will allow the Town to continue implementing their approved Comprehensive Wastewater Management Plan (CWMP). This project will continue the sewer implementation called for in the CWMP to address nitrogen loading from septic systems by implementing a wastewater collection system to sewer watersheds that impact coastal estuaries. This collection system extension is part of the Town's approach to achieving nitrogen Total Maximum Daily Load (TMDL) compliance. This project will address a portion of the Pleasant Bay Watershed

TOWN OF HARWICH PLANNING DEPARTMENT



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

TO THE TOWN CLERK, HARWICH, MA DATE 12/08/2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Town of Harwich
Representative/Organization <i>(Who will serve as the primary contact responsible for facilitating this application?)</i>	Joseph F. Powers / Town of Harwich
Mailing address	732 Main Street
Town, ST, Zip	Harwich, MA 02645
Phone	508-430-7513
Fax	
E-mail	jpowers@harwich-ma.gov

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.

Town of Harwich via Town Administrator J. Powers
 Applicant Town of Harwich

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

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
----------------------------	-------------------

Case #

PART B – PROJECT LOCATION

Legal Street Address	Bova Cove Rd Traffic Island	Village/Zip Code Harwich/02645
Title Book/Page or L.C.C. #	N/A	
Map(s) / Parcel(s)	126	
Zoning & Overlay Districts	RR	*Historic? N/A
Frontage (linear feet)	149	
Total land area (s.f.)	1540	
Upland (s.f.)	1540	Wetlands (s.f.) N/A

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 0	Net: No change
Proposed Floor Area in Sq. Ft	Gross: 0	Net: No change
Change in Sq. Ft + / -	Gross: 0	Net: No change
Existing # of parking spaces	N/A	Proposed # of parking spaces: N/A
Existing Use(s)	<u>Road Island</u>	
Proposed Use(s)	<u>See Narrative</u>	
<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.*

I hereby certify that the names and addresses on the attached or preceding sheet (s) are of the owners as they appear in the assessing departments most recent computerized tax list

TOWN OF HARWICH, MA
 BOARD OF ASSESSORS
 282 Main Street, Harwich, MA 02645

RB 12/14/23

Town of HARWICH Abutters Within 300 feet of Parcel 117/X1-108/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
10320	117-T1-2-0-R	YUEN WAYYIN ET AL WILSON KARAA	1770 ORLEANS RD	1770 ORLEANS RD	HARWICH	MA	02645
10329	117-V1-0-R	KEON CHRISTOPHER & KEON CRYSTAL	1776 ORLEANS RD	1776 ORLEANS RD	HARWICH	MA	02645
10334	114-R3-2-0-R	TALOUMIS CHRISTOPHER	5 GEORGE HOLBROOK WAY	PO BOX 2036	ORLEANS	MA	02653
10375	117-X1-94-0-R	DAVENPORT PALMER ET AL TRUSTEE DAVENPORT REALTY TRUST	1779 ORLEANS RD	20 N MAIN ST	S YARMOUTH	MA	02664
10376	117-X1-95-0-R	DAVENPORT PALMER ET ALS TRUSTE SOUTH YARMOUTH NOMINEE TRUST	1783 ORLEANS RD	20 N MAIN ST	S YARMOUTH	MA	02664
10378	117-X1-96-0-R	CURRAN JAMES S JR ET AL LUNDY BRIGID F	1785 ORLEANS RD	1785 ORLEANS RD	HARWICH	MA	02645
10389	117-X1-103-0-R	HAZART- ROSHAN CAREN	20 CONNECTICUT AV	20 CONNECTICUT AV	HARWICH	MA	02645
10390	117-X1-104-0-R	TARNOWSKI LOUIS D TRS, CYNTHIA YAFFE MICHAELA, HEATHER	16 CONNECTICUT AV	16 FIELDSTONE DR	MATTAPOISETT	MA	02739
10391	117-X1-105-0-R	FAHERY MARK S ET AL HYATT EMILY R	12 CONNECTICUT AV	12 CONNECTICUT AV	HARWICH	MA	02645
10392	117-X1-107-0-R	WESP JOHN A TRS & WESP KATHLEEN M TRS	2 CONNECTICUT AV	2 CONNECTICUT AV	HARWICH	MA	02645
10393	117-X1-108-0-R	MCGEE DEBORAH	11 BROTHERS LN	11 BROTHERS LN	HARWICH	MA	02645
10394	117-X1-109-0-R	CIMMINELLO LOUIS J & CIMMINELLO DEBORAH ANN	7 BROTHERS LN	25 STARLIGHT DR	NORWALK	CT	06851
10395	117-X1-110-0-R	GARNICA LUCIO KIRBY-SCOTT & GARNICA ALANA LEIGH	0 BROTHERS LN	415 MASSASOIT RD	EASTHAM	MA	02651
10396	117-X1-111-0-R	MEE RYAN & MEE SHARON	10 BROTHERS LN	18 MAUD GRAHAM CIR	BURLINGTON	MA	01803
10397	117-X1-112-0-R	NOLAN MICHAEL & NOLAN NADINE	6 BROTHERS LN	685 BAY STREET UNIT 21	TAUNTON	MA	02780
10410	117-X1-128-0-R	BARRY LAWRENCE J	21 CONNECTICUT AV	21 CONNECTICUT AVE	E HARWICH	MA	02645
10412	117-X1-130-0-R	MACAFEE MARY JANE	15 CONNECTICUT AV	15 CONNECTICUT AV	HARWICH	MA	02645
10415	117-X1-134-0-R	LAZARUS BRUCE S & BERGH JENNIFER	9 CONNECTICUT AV	9 CONNECTICUT AVE	HARWICH	MA	02645

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
10416	117-X1-135-0-R	YOU XIN & HUANG SU	5 CONNECTICUT AV	9 GRAYSON RD	WINCHESTER	MA	01890
10417	117-X1-136-0-R	BOVE LESLIE J TR LESLIE J BOVE 2020 REV TRUST	3 CONNECTICUT AV	273 KING PHILLIP RD	BREWSTER	MA	02631
11649	114-R4-3-0-R	SARVER LEONARD & SARVER SANDRA	2 BOVACOVE RD	2 BOVACOVE RD	HARWICH	MA	02645
11650	114-R4-4-0-R	GERMANN BRENDA L	3 BOVACOVE RD	3 BOVACOVE RD	HARWICH	MA	02645
11651	114-R4-5-0-R	SHEA KEVIN J TRS ET AL SHEA ANN M TRS	4 BOVACOVE RD	4 BOVACOVE RD	HARWICH	MA	02645
11652	114-R4-6-0-R	CETRINO MARY T TR CETRINO FAMILY REALTY TRUST	5 BOVACOVE RD	5 BOVACOVE RD	HARWICH	MA	02645
11653	114-R4-7-0-R	LOFBERG FLORENCE B	6 BOVACOVE RD	6 BOVACOVE RD	HARWICH	MA	02645
11654	114-R4-8-0-R	RAYMOND THOMAS E SR RAYMOND SHEILA M	1 CONNECTICUT AV	1 CONNECTICUT AV	HARWICH	MA	02645
19460	114-R5-4-0-R	STEARNS GEOFFREY B & STEARNS SUSAN B	11 PLEASANT BAY CT	11 PLEASANT BAY CT	HARWICH	MA	02645
19461	114-R5-5-0-R	BRADY KIMBERLY & BRADY PATRICK J	9 PLEASANT BAY CT	31 SWEET MEADOW DR	S EASTON	MA	02375
7982	117-X1-93-0-R	ELLIOT ERIC	1775 ORLEANS RD	1775 ORLEANS RD	HARWICH	MA	02645
8337	117-X1-92-0-R	BARRY NANCY P TRS BARRY FAMILY LIVING TRUST	1771 ORLEANS RD	61 PLEASANT ST	NEEDHAM	MA	02492
8338	117-X1-106-0-R	JORDAN BRIAN & JORDAN JOY C	6 CONNECTICUT AV	6 CONNECTICUT AV	E HARWICH	MA	02645