

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 (Who will serve as the primary contact responsible for facilitating this application?)	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)

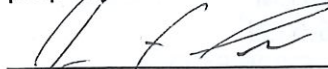
- Owner Prospective Buyer* Representative for Owner/Tenant/Buyer*
 Tenant* Other* _____

***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
Applicant

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

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

Wilma's

PART B – PROJECT LOCATION

Legal Street Address	3 Wilma's Way	Village/Zip Code	Harwich/02645
Title Book/Page or L.C.C. #			
Map(s) / Parcel(s)	117/P1-1		
Zoning & Overlay Districts	RR	*Historic? N/A	
Frontage (linear feet)	240		
Total land area (s.f.)	40511		
Upland (s.f.)	40511	Wetlands (s.f.) N/A	

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: No change	Net: No change
Proposed Floor Area in Sq. Ft	Gross: No change	Net: No change
Change in Sq. Ft + / -	Gross: No change	Net: No change
Existing # of parking spaces	N/A	Proposed # of parking spaces: N/A
Existing Use(s)	Residential	
Proposed Use(s)	See 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.*

OFFICE OF THE TOWN ADMINISTRATOR

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

Phone (508) 430-7513

Fax (508) 432-5039

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 **3 Wilma's Way (Easement) – 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:

- Wilma's Way Pumping Station– located at 3 Wilma's Way

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

including Muddy Creek Upper and Lower, Round Cove, and Pleasant Bay sub watersheds. Construction for Phase 3 will include approximately 9 miles of sewer and 5 pumping stations.

This site will include the construction of a new municipal pumping station including backup generator, electrical enclosure, pull-off space, retaining wall, buried wet well and buried valve vault and associated piping and appurtenances. The site has gone through Zoning Board of Appeals approval on November 29, 2023.

The purpose of this application is to obtain a Site Plan Approval Waiver, in accordance with the Harwich Zoning Bylaw Section 325-55.F of the requirements of 325-55.C.3. Waiver of Site Plan, because the proposed site plans do not substantially change the relationship of the structure to the site and to abutting properties and structures as no changes are proposed to the existing house, and the pumping station will be located on a small easement at the corner of the property. Landscaping is proposed to provide added screening. An off-street access space of grass pavers at the edge of the road will provide sufficient space for operators to park at the site. Access is only required for only routine maintenance and inspection. There is no drainage proposed as the site will be graded level with a retaining wall and not anticipated to generate additional runoff. The structure is a simple electrical enclosure not designed for occupants. No water or sewer services is required or provided specifically for this site.

The Town and GHD are available to address any questions, concerns, or requests for additional information.

Sincerely,



Joseph F. Powers

Town Administrator

Town of Harwich, MA

Copy to: Dan Pelletier, Town of Harwich

J. Jefferson Gregg, GHD Inc