

PB 2024-06

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?)	Dan Pelletier / Town of Harwich
Mailing address	196 Chatham Road
Town, ST, Zip	Harwich, MA 02645
Phone	508-430-7513
Fax	
E-mail	Dpelletier@harwich-ma.gov

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

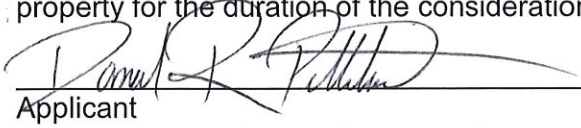
- Owner
 Prospective Buyer*
 Representative for Owner/Tenant/Buyer*
 Tenant*
 Other*

***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.


Applicant

Town of Harwich – Water Department
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 #

PI Bay

PART B – PROJECT LOCATION

Legal Street Address	0 Pleasant Bay	Village/Zip Code E. Harwich/02645
Title Book/Page or L.C.C. #	993/118	
Map(s) / Parcel(s)	114/S5	
Zoning & Overlay Districts	RR	*Historic? N/A
Frontage (linear feet)	1,500	
Total land area (s.f.)	1.4Million	
Upland (s.f.)	1.33 Million	Wetlands (s.f.) approx.. 74,000

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 0	Net: No change
Proposed Floor Area in Sq. Ft	Gross: 325	Net: 325
Change in Sq. Ft + / -	Gross: 325	Net: 325
Existing # of parking spaces	0	Proposed # of parking spaces: 1
Existing Use(s)	<u>Vacant / District</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.*



Town of Harwich

Water & Wastewater Department

196 Chatham Road, Harwich, MA 02645 USA * www.harwichwater.com
P. 508-432-0304 * F. 888-774-3557 *

December 20, 2023

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

Waiver of Site Plan Review Request and Project Narrative 0 Pleasant Bay Road – Pleasant Bay East 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:

- Pleasant Bay East Pumping Station– located at 0 Pleasant Bay Road

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, small building (approx. 325 sf), grass paver access drive, buried wet well and associated piping and appurtenances. The site was not required to go through Zoning Board of Appeals as it met all the setback requirements.