

# Harwich Planning Department



Planning & Community Development  
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## Staff Review

**RE:** Case PB 2024-01 Coastline Construction, 466-1 Route 28 – Modification -Site Plan Special Permit

**Date:** January 4, 2024;      **Hearing Date:** January 9, 2024

**Applicant:** Coastline Construction, Inc.    **Applicant’s Representative:** Attorney James Norcross

**Land Owners:** Coastline Construction, Inc.

**Land Owners’ Address:** 611 Route 28, Harwich Port, MA 02646

**Location:** 466-1 Route 28, Harwich Port, MA 02646, Assessor’s Map 13, Lot F8-B1

**Zoning District:** Commercial Village and Residential Moderate Zoning Districts

**Book:** 34654, **Page:** 83

**Development Type:** Commercial Condo Office Building Redevelopment

**Lot Area:** 41,745 sf

**Project Description:** The Applicant is seeking a Modification to a Site Plan Review Special Permit granted on August 8, 1986 in order to construct a 229sf office space addition and a 125 sf deck/porch. It should be noted that the project will need ZBA relief from the required setbacks in the Commercial Village District.

**Applicable Laws & Regulations:** This Modification of a Site Plan Review Special Permit is pursuant to Section 325-55 of the Code of the Town of Harwich. The applicant is also applying for zoning setback relief from the Zoning Board of Appeals.

**Project Review Process:** On 12/11/23 the Applicant’s representative submitted the application to Modify a Site Plan Special Permit issued in 1986 to the Planning Office and the Town Clerk. The public hearing notice was advertised in the Cape Cod Chronicle on December 21 and December 28, 2023. Copies of the application package were sent to the following Departments inviting them to comment on the project: Health, Water, Fire, Conservation, Public Works, and Police Departments. Duly advertised public hearings will be held on 1/9/2023.

**Application and Hearing Documents Include:**

- 1) Form A and Narrative;
- 2) Municipal Lien Certificate;
- 3) Existing/Proposed Conditions Plan of Land In Harwich Port, Massachusetts as prepared for Coastline Construction, Inc., dated **7/11/23**;
- 4) Floor Plan Drawings, existing and proposed, by Coastline Design page A3 dated **11/16/22**;
- 5) Deed for the property dated 11/10/2021;
- 6) Abutter Application;
- 7) Application Fee.

### **Recommended Findings**

1. The Applicant is the property owner of 466-1 Route 28.
2. The subject property address is 466-1 Route 28, Harwich Port, MA (Map 13 Parcel F8-B1) and is a condo building on a lot which is 41,745 sf, located within the Commercial Village and Residential Medium Density Zoning Districts.
3. The current use of the property is a professional business office used by Coastline Construction.
4. The Applicant proposes to build a 229 sf office addition and a 125 sf deck/porch. The Applicant requires Zoning Board of Appeals relief for the pre-existing nonconforming side setback in the CV District.
5. The Applicant has applied to the Planning Board for a Modification of a Site Plan Review Special Permit granted in 1986 pursuant to Section 325-55 of the Harwich Zoning Bylaw.
6. There will be a slight expansion of the structure.
7. The application was filed with the Town on December 11, 2023.
8. Subject to the conditions of approval stated herein, the Application and site plan, as modified, conform to Sections 325-55 of the Harwich Code.
9. The Planning Board will hold a public hearing on the application January 9, 2024.

### **Recommended Motions** Approval requires the affirmative super-majority vote (5 votes).

- Close the public hearing;
- Adopt the foregoing recommended Findings and Conditions; and
- Grant, with Conditions, a Modification of the Site Plan Review Special Permit for 466-1 Route 28, Harwich Port. MA 02646 pending ZBA approval for zoning setback relief.

### **Recommended Conditions of Approval pending ZBA approval**

- The proposed re-development shall be in accordance with the site plan referenced in the application materials above.
- This decision shall run with the property.
- This decision shall not be effective until it is recorded with the Barnstable Registry of Deeds.
- Changes to the site not authorized under this decision will require further Planning Board review and modification to this decision.

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- The Applicant shall conform to the inspection, certification and as-built plan requirements outlined pursuant to the Code of the Town of Harwich.