

TOWN OF HARWICH PLANNING DEPARTMENT



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

FORM A

TO THE TOWN CLERK, HARWICH, MA

DATE February 7, 2023

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Round Cove Resort Owner LLC 4 Cove Landing Road Owner LLC
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Marian S. Rose, Esq. Law Office of Singer & Singer, LLC
Mailing address	P.O. Box 67
Town, ST, Zip	Dennisport, MA 02639
Phone	508-398-2221
Fax	508-398-1568
E-mail	msrose@singer-law.com

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.

By: Marian S. Rose, Esq. Marian S. Rose 2.23.2023
 Applicant See attached

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 #

PART B – PROJECT LOCATION

Legal Street Address	See attached	Village/Zip Code
Title Book/Page or L.C.C. #		
Map(s) / Parcel(s)		
Zoning & Overlay Districts		*Historic?
Frontage (linear feet)		
Total land area (s.f.)		
Upland (s.f.)		Wetlands (s.f.)

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross:	Net: 6749
Proposed Floor Area in Sq. Ft	Gross:	Net: 16,416
Change in Sq. Ft + / -	Gross:	Net: 9667
Existing # of parking spaces	304	Proposed # of parking spaces: 304
Existing Use(s)	Motel/Hotel use	
Proposed Use(s)	No change	
<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.P, 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.*

PART B – PROJECT LOCATION

Note: the project is located at 2173 Rt. 28- Head of the Bay Road owned by Round Cove Resort Owner LLC and 4 Cove Landing Road, owned by a related LLC, 4 Cove Landing Road Owner LLC. 4 Cove Landing and 2 Swan Drive, already owned in common with 2173 Rt. 28, will be transferred to Round Cove Resort Owner LLC ownership and merged with the primary parcel through an 81X plan in the near future. In the meantime, the site plans for this project describe the property line between the parcels as “to be expunged.” The merged three parcel property forms the basis for the calculations below.

Primary parcel:

Legal street address: 2173 Route 28, Head of the Bay Road zip: 02645

Title: Book 35110 Page 143

Map/Parcel: Map 115, Parcel S1-3/0

Zoning and Overlay Districts: R-H-2

Frontage: 1318.3 ft.

Total Land Area: 966,100 +/- sq. ft.

Upland: 681,403 sq. ft.

Wetlands: 284,708 sq. ft.

Parcel to be merged:

Legal street address: 4 Cove Landing Road zip: 02645

Title: Book 35110 Page 150

Map/Parcel: Map 115, Parcel R-2

Zoning and Overlay Districts: R-H-2

Frontage: see above

Total Land Area: see above.

Upland: see above

Wetlands: see above