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SITE PLAN REVIEW NARRATIVE

- 1. Property:** The proposed project is located at the Wequassett Resort & Golf Club property located at 2173 Route 28, Harwich, MA (“Property”), and, in a more limited fashion, at an adjacent property, 4 Cove Road, which will be merged by 81X plan with the 2173 Rt. 28 parcel shortly. Both addresses are located in the C-H-2 zoning district. The Property contains an allowed hotel/motel use.
- 2. Proposed Project:** The project includes re-development of existing one-story buildings (#1, #2, and #11 as proposed two-story buildings, A, B, and K respectively) on the Property and hardscape/landscape improvements that run along Round Cove, the affected buildings, and the parking area adjacent to Rose Cottage north of Buildings A and B. The existing hotel for the structures, existing and proposed, will remain unchanged but the number of units will increase by twelve units. The dry-laid brick paths between affected buildings will be relocated where necessary and grading and retaining walls will be employed in response to the adjusted building, walkway, and parking locations. Additional accessible parking stalls will be constructed. The proposed work is focused in the areas surrounding Buildings A, B, and K, and other parts of the Resort will not be affected by this work.
- 3. Relief Requested:** The Applicants are seeking a Site Plan Review Special Permit and a Use Special Permit for an increase in allowed hotel/motel use by more than 7,500 square feet of floor area as required under Harwich Zoning By-Law sections 325-9 and 325-51 in order to complete the proposed work. The Applicants will be seeking additional relief from the Zoning Board of Appeals for a Special Permit to alter pre-existing nonconforming amenities coverage and have applied for Conservation Commission review for work affecting the resource area. The Applicants plan to request a waiver from the Select Board for an exemption under Section 5.D.6 of the Stormwater Permit By-Law (due to Conservation Commission review).
- 4. Existing Conditions:** The Property is developed (see plan titled “Existing Conditions Plan” dated 01-19-23 for Round Cove Resort Owner LLC, prepared by Coastal Engineering Co., Inc.) and consists of the following: 35 buildings (sheds included), 2 pools, 4 tennis courts, building decks, parking lots, dry-laid brick walkways, playground, gravel storage areas, revetment, and utilities. The proposed work will take place within previously developed areas. There are currently 121 hotel units. Existing parking is conforming (304 stalls with 9 accessible spaces).

Lot area is conforming (966,100 +/- sq. ft. existing; 262,000 sq. ft. (40,000 sq. ft. plus 2,000 sq. ft. per unit required). Site coverage (32.1% where 35% allowed) and building coverage (8.1 % where 30% allowed) are each conforming. Frontage, and side setbacks are conforming. A front setback is now nonconforming as a result of the planned merger of the two parcels (30.4 feet existing at 4 Cove Landing where 50 ft. required). The Property's rear setback is nonconforming (15.9 ft existing (Building 14) where 50 ft. required). Amenities coverage is pre-existing nonconforming (23.9% existing where 15% allowed). The existing wastewater treatment facility will continue to serve the replacement buildings.

5. Discussion: The scope of this project is to raze and replace single-story buildings #1, #2 and #11 with slightly larger two-story proposed buildings A, B, and K located further away from the resource area. Each proposed new structure will have four additional units with a net increase in hotel units from 121 to 132 units. Total floor area for the buildings involved in this project will increase from 6,749 sq. feet to 16,416 sq. feet for a net increase of 9,667 sq. feet. Building coverage will increase from 8.1 % to 8.4 % where 30% coverage is allowed. The scope of work will also include the modification of parking areas for ADA compliance and modifications to hardscape and landscape. Affected dry-laid brick walkways between the structures will be relocated, where necessary, and updated, conforming lighting will be installed where needed. The new building will be constructed and will include; ADA compliant units, means of egress, spas, fire pits, and utilities. No existing nonconformities will be altered by the proposed work, with the exception of the increase in amenities coverage, and no new nonconformities will be created by the proposed work.