

# TOWN OF HARWICH PLANNING DEPARTMENT



## PLANNING BOARD APPLICATION SPECIAL PERMITS & SITE PLAN REVIEW FORM A

TO THE TOWN CLERK, HARWICH, MA DATE 12/7/2021

### PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	Darrin K. Tangeman
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Darrin K. Tangeman
Mailing address	13 Captain Doanes Way
Town, ST, Zip	Orleans, MA, 02653
Phone	1-719-325-6416
Fax	None
E-mail	darrintangeman@gmail.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.

 <small>dotloop verified 11/20/21 8:38 AM EST 05HQ-BBBE-XQQR-2KSN</small> DocuSigned by:	<small>CURRENT OWNER</small> MEEHAN LANE C TR CTC REALTY TRUST 94 PARALLEL ST HARWICH CENTER HARWICH, MA 02645

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

Official use only:

<b>PLANNING DEPARTMENT</b>	<b>TOWN CLERK</b>
----------------------------	-------------------

Case #

**PART B – PROJECT LOCATION**

Legal Street Address	705 Main Street	Village/Zip Code	02645
Title Book/Page or L.C.C. #	9307-196		
Map(s) / Parcel(s)	40-Y5-0		
Zoning & Overlay Districts	Village Center	*Historic?	Yes
Frontage (linear feet)	49.01 feet		
Total land area (s.f.)	5,663 s.f.		
Upland (s.f.)	No	Wetlands (s.f.)	No

**PART C – PROJECT DESCRIPTION**

Existing Floor Area in Sq. Ft	Gross: 2,194 s.f.	Net: 2,194 s.f.
Proposed Floor Area in Sq. Ft	Gross: 1,055 s.f. second floor	Net: 1,055 s.f.
Change in Sq. Ft + / -	Gross: No change in s.f.	Net: No change in s.f.
Existing # of parking spaces	Undefined	Proposed # of parking spaces: 4
Existing Use(s)	Multi-Use Commerical:Retail:Cape Cod Tileworks	
Proposed Use(s)	Seeking approval for 2 bedroom and 1 bath apartment mixed use on second floor with existing retail use on 1st floor.	
<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.*

(1) List of Waivers Requested:

1. Site Plan Review
2. Parking related to Article IX, Off-Street Parking Regulations for Special Permit, Mixed-use.

(2) Site Plan Review Waiver: A waiver of Site Plan Review pursuant to Zoning Bylaw Section 325-55F is sought in conjunction with this application for a Mixed-Use Special Permit. Waiver of site plan review is warranted due to the proposal not substantially changing the relationship of the structure to the site and to abutting properties and structure from its original use.

This Special Use Permit request does not include any request for changes or modifications to the exterior of this building. There is a past approval of a Septic Construction permit by the Board of Health in October 1989 for a Title 5 septic system supporting a 2-bedroom apartment on the second floor of this building.

Additionally, a similar mixed-use apartment is located on the 2<sup>nd</sup> floor over a 1<sup>st</sup> floor commercial use in the building directly adjacent to this building at 707 Main Street, Harwich, MA 02645. Both properties are located in the Commercial Village (C-V) Overlay District. The resulting mixed-use from this Special Use Permit request will result in a reduction in the intensity of use of the building having a diminished impact on the surrounding properties.

§ 325-55F Site Plan Review Waivers. When in the opinion of the Planning Board the requirements of Subsection C, Applicability, do not substantially change the relationship of the structure to the site and to abutting properties and structures, the Planning Board may determine, without a public hearing, that submission of a site plan for special permit approval is not required. Upon application consistent with the Planning Board Rules and Regulations Governing Site Plan Review, such a determination may be made by an affirmative vote of a majority of the Planning Board present, and in no event fewer than four members, in a manner consistent with the Planning Board Rules and Regulations Governing Site Plan Review.

(3) Special Use Permit – Mixed Use Overview: Request approval of 1,055 square feet, 2 bedroom, and 1 bathroom second floor apartment with an originally approved Board of Health Title 5 septic construction permit from October 3, 1989 supporting the 2 bedroom apartment. The remainder of the property will retain its original commercial retail use on the first floor related to dry goods and storage (Commercial Retail) – currently Cape Cod Tileworks.

(4) Special Permit - Mixed Use project description: This mixed-use special permit requests the modification of the second floor to a 2-bedroom, 1-bath apartment. The property has had a courtesy inspection conducted by the Harwich Building Inspector and the existing two points of egress would be sufficient for this mixed-use apartment. The primary point of egress, which is a set of existing platform and stairs on the Eastern side of the building, will require the door opening to be widened to 32 inches.

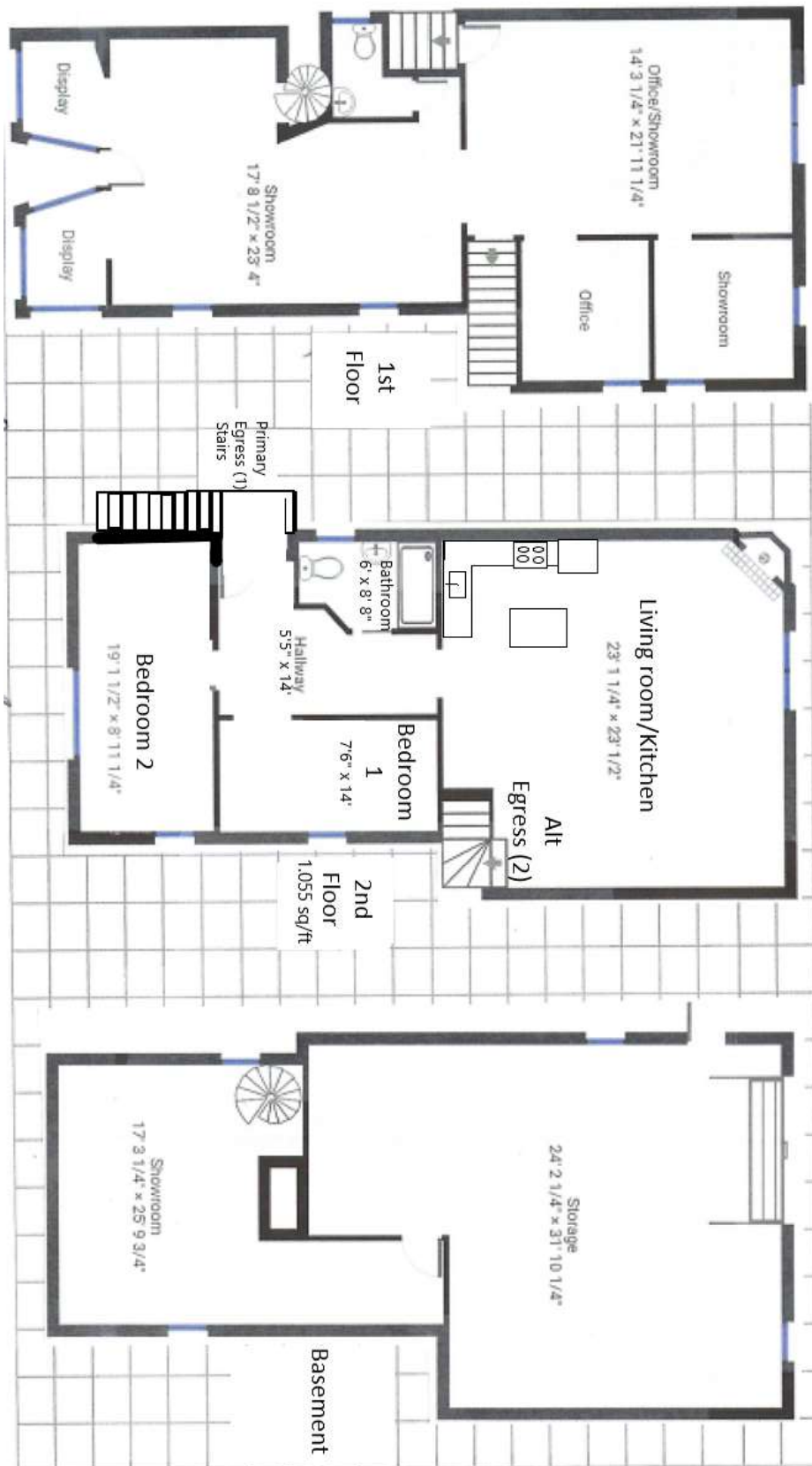
Both bedrooms meet the Harwich Board of Health square footage requirements of no less than 70 square feet for the definition of a bedroom. Bedroom #1 is 7'6" x 14", equal to 105 square feet. Bedroom #2 is 9' x 19'6", equal to 171 square feet. The windows in both bedrooms meet the size requirements for bedroom window egress and are currently 29 ½" W x 54" H in size and exceed the required 20" W x 24" H and 5.7 square feet minimum net clearance opening.

Minimal modification will be required to achieve this mixed-use. The proposed living room/Kitchen will require that the open space (Mezzanine) overlooking the first floor be closed and flooring installed. Kitchen cabinets, sink, and appliances will need to be installed in the Living room/Kitchen area as shown in the rendering/floor plan below. Bedroom #2 will have a circular staircase removed and flooring installed to maximize bedroom habitability. A small closet near the primary egress door will be removed to maximize accessibility and the safety of the apartment. The remainder of the configuration of the second floor will remain structurally unchanged.

Special Use Permit for Mixed Use: 705 Main Street, Harwich, MA 02645

Applicant: Darrin Tangeman, with Permission of Owner Lane Meehan

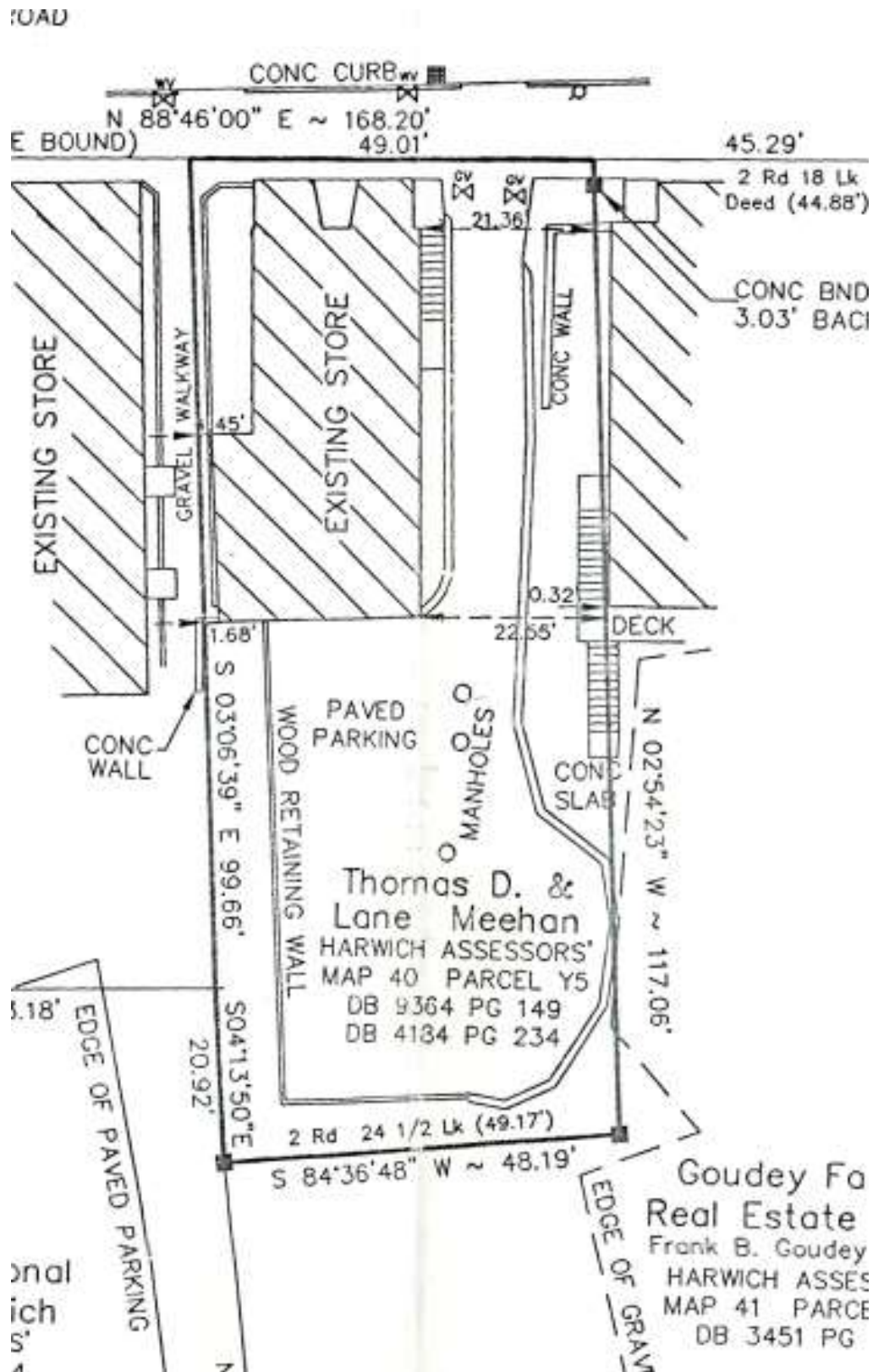
Submitted: 12/7/2021



Special Use Permit for Mixed Use: 705 Main Street, Harwich, MA 02645

Applicant: Darrin Tangeman, with Permission of Owner Lane Meehan

Submitted: 12/7/2021





**(5) § 325-51M Special Permits, Mixed-use development.** Special permits for mixed-use development may be granted upon a determination by the Planning Board that the following additional criteria have been met:

**(A)** There shall be no less than 33% of the floor area of the building or buildings dedicated to a commercial use(s). A commercial use(s) shall be located at the front of the building, facing the street, and shall be located on the ground level.

Fifty-two percent of the floor area of the building will remain dedicated to commercial use on the first floor and facing the street. The 2-bedroom apartment will be comprised of 1,055 sq/ft (48%) on the second floor of the total 2,194 sq/ft of the building, leaving approximately 1,139 square feet (52%) on the first floor to be used for a commercial use.

**(B)** For each mixed-use development, there shall be a minimum of 5,000 square feet of lot area per residential unit in the Commercial Village (C-V) District and a minimum of 10,000 square feet of lot area per residential unit in all other permitted districts. Applications for mixed-use development shall also comply with the Board of Health regulations.

[Amended 5-5-2015 STM by Art. 3]

The requested single unit 2-bedroom apartment is located on a property possessing 5,663 square feet of lot area and is located in the Commercial Village (C-V), so this property meets and exceeds the 5,000 square feet requirement. The requested 2 bedroom Title 5 septic systems was previously permitted by the Board of Health on October 3, 1989.

**(C)** The parking shall comply with the requirements of Article **IX**, Off-Street Parking Regulations. **Detailed calculations for required parking**

Per § 325-39, the property shall have 1.5 parking spaces for each mixed-use development apartment unit. The property also must have 1 parking space for every 150 square feet of customer use area and display. The total 1<sup>st</sup> floor commercial space is 1,223 square feet, and 860 square feet will be dedicated to customer area and display which is more than 70 percent of the available and required commercial space. This would translate to a 5.73 parking space requirement. Combining the mixed-use commercial retail and residential uses, the property would require 7.23 (8) parking spaces to fulfill the required zoning bylaw requirement for parking.

No defined number of parking spaces exist on record with the Planning Department for the current commercial retail use as Cape Cod Tileworks. In its current configuration, approximately 4 parking spaces are available behind the commercial property and one parking space is located directly in front of the building.

Utilizing the Harwich parking design requirements (§ 325-42 Design requirements) and removing the storage shed behind the building, four (4) – 45 degree parking spaces can be established along the western side of the parking lot with a sufficient isle width of 15 feet. No additional lot area is available on the property to add any additional parking spaces. After maximizing the available parking area, it would not be possible to achieve 8 parking spaces, but there could be a fifth (5) parking space established by utilizing the parking space directly in front of the building.

K. Parking areas for passenger vehicles shall typically be laid out to meet the following design criteria:

Angle	Space Width (in feet)	Space Length (perpendicular to aisle)	Aisle Width (feet)	Total Width (feet)
45°	9	17.5	15	50
60°	9	19	18	56
90°	9	20	24	64

- (1) The above chart is for parking areas with double-loaded aisles. For single-loaded aisles, subtract the space length from the total width. Aisle widths for 45° and 60° are for one-way directional flow patterns.
- (2) The Board, at its discretion, may allow the use of a maximum two-foot overhang strip as part of the space length. This strip shall be solely designated for the purpose of vehicular parking and shall not be part of any walkway, planting area or front or side yard indicated in § 325-41B.

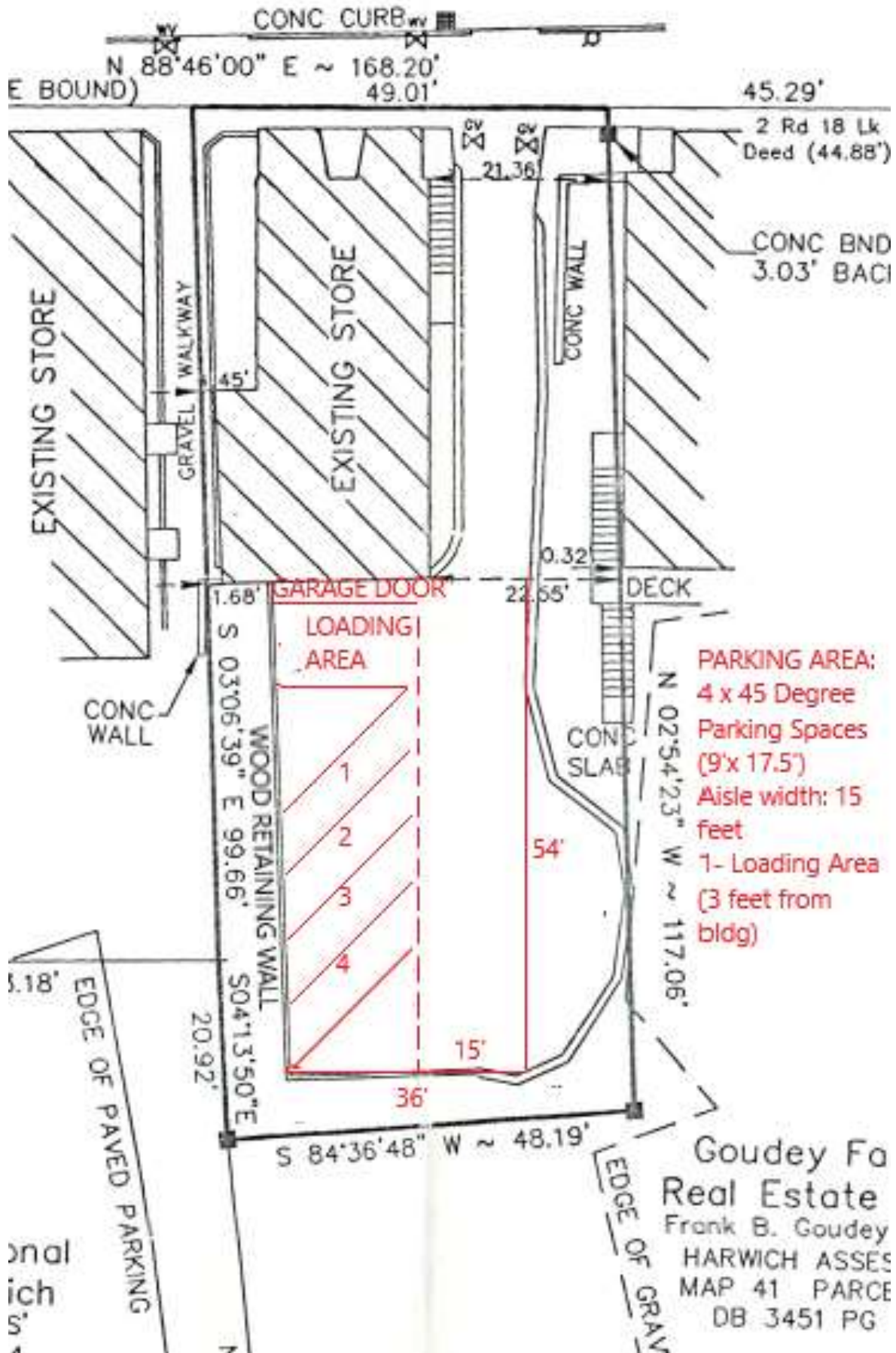


Special Use Permit for Mixed Use: 705 Main Street, Harwich, MA 02645

Applicant: Darrin Tangeman, with Permission of Owner Lane Meehan

Submitted: 12/7/2021

LOAD



Special Use Permit for Mixed Use: 705 Main Street, Harwich, MA 02645  
Applicant: Darrin Tangeman, with Permission of Owner Lane Meehan  
Submitted: 12/7/2021

Noting that the current use as Cape Cod Tileworks does not currently conform to the Harwich parking requirements, it is important to note, that transitioning the second floor from a retail showroom space to a 1,055 square feet, single unit, 2 bedroom apartment, would reduce the intensity of use from what the property is currently being used for.

As a result of this reduction in the intensity of use and the fact that there is no existing lot area to expand additional parking spaces, we would request a waiver for the required parking spaces. This waiver request would allow the current parking configuration used by Cape Cod Tileworks of four (4) parking spaces behind the building and one (1) parking space in front of the building (total of 5) for the existing approved historical commercial retail use to be approved to meet the requirements of this special use permit.

**(D)** There shall be an outdoor landscaped public area provided as part of the landscaping requirement.

A landscaped public area with a public bench already exists at the western corner of the front of the building to meet the landscaping requirement.



**(E)** Special permit applications shall comply with the requirements of § **325-55**, Site plan approval.

Request waiver of site plan review, as the request for special use permit for mixed use will not substantially change the relationship of the structure to the site and to abutting properties and structures from its original use. This Special Use Permit request does not include any request for changes or modifications to the exterior of this building.

**(F)** Screening of parking shall comply with the provisions of § **325-43**.

Screening of parking already complies with the provisions of 325-43. The commercial building screens the north side of the parking area, a 4 foot retaining wall screens the entire Western side of the parking area. The 4 foot retaining wall continues around to screen the South side of the parking area with large trees on the mound above the retaining wall, and the Eastern side directly abuts the parking area for the restaurant commercial use located at 707 Main Street where boulders separate the two parking areas.

Other requirements for Application and Plans Appendix (400 attachment) for Site Plan Waiver:

1. Legend of all Symbols: are either described on scaled drawings or self-explanatory due the simple nature of this project and minimal modification to the interior of the property.
2. Title Block: No new construction plans will be issued, as this is a simple modification of the interior of the structure with placement of kitchen cabinets, appliances, and floor installation only as identified in the included scaled drawings.
3. Names and addresses of owners and petitioners are included in the application.
4. Plan Scale, graphic scale, and North arrow: No new construction plans will be issued, as this is a simple modification of the interior of the structure with placement of kitchen cabinets, appliances, and floor installation only as identified in the included scaled drawings.
5. No variances granted for the property.

Special Use Permit for Mixed Use: 705 Main Street, Harwich, MA 02645

Applicant: Darrin Tangeman, with Permission of Owner Lane Meehan

Submitted: 12/7/2021

6. Board of health approved a title 5 Septic Construction permit on October 3, 1989 for a two bedroom apartment and retail use of the property (storage and dry goods). This is included as Appendix H.
7. No wetlands or uplands are included with this parcel.

SUBDIVISION OF LAND AND SITE PLAN SPECIAL PERMITS

400 Attachment 4

**Town of Harwich**

**Appendix 4  
Requirements for Applications and Plans**

**Appendix 4.A  
Special Permits including Site Plan Review**

	Contents Required	Special Permit and Site Plan Review			
		Existing	Proposed	Site Plan Waiver	
<b>General Filing</b>	Two completed applications signed by the owner(s) or an agent authorized in writing by the owner to do so (such written authorization must also be submitted when filing the plan). All applications to the Board are to be signed by the owner of record or his authorized representative. Proof of authorization shall be submitted.		YES	YES	Submitted
	Two copies of the list of waivers being requested.		YES		Submitted in narrative
	Two copies of the municipal lien certificate from the Town Treasurer indicating that all taxes, assessments and charges have been <b>paid in full</b> . The applicant shall be responsible for the cost of obtaining such certificate.		YES	YES	Submitted Appendix A
	Two copies of notarized affidavit.	Accessory apartments/ two-family dwellings only			N/A
	Two copies of covenant for WRPD.				N/A
	Two copies of a brief narrative describing the proposed project.		YES	YES	Submitted in narrative
	Six full-size: 24 inches by 36 inches standard, with a 1/4 inch border, at a scale of not smaller than 1 inch equals 40 feet horizontal; 1 inch equals 4 feet vertical on profiles.	YES	YES		N/A
	Eleven reduced copies no smaller than 8 inches by 11 inches and no larger than 11 inches by 17 inches with a 1/4 inch border.		YES	YES	Submitted

HARWICH CODE

	Contents Required	Special Permit and Site Plan Review			
		Existing	Proposed	Site Plan Waiver	
<b>General Filing (cont'd)</b>	Two sets of drainage calculations and drainage area map prepared, stamped and signed by a registered professional engineer designed in compliance with Massachusetts Department of Environmental Protection Phase II Stormwater Regulations Best Management Practice.	YES	YES		N/A
	Six copies of hydrogeologic impact statement.	DWRPD			N/A
	A filing fee consistent with the fee schedule.		YES	YES	Submitted
<b>General Plan Contents</b>	Assessor's map and parcel.	YES	YES	YES	Submitted Appendix C
	Zoning districts and boundaries.	YES	YES	YES	Submitted Appendix D
	Zoning Compliance Table – see Table 6	YES	YES	YES	Submitted Appendix E
	Detailed calculations for required parking – see Article IX of the Zoning Bylaw.		YES	YES	Submitted with narrative
	Legend of all symbols.	YES	YES	YES	Submitted with narrative
	Title block: the respective plan title, date of plan preparation and revisions.	YES	YES	YES	Submitted with narrative
	The name (or names) of the registered professional engineer and/or land surveyor, along with their seal or certification, as applicable, and signatures of each person responsible for the preparation of the plan.	YES	YES		N/A
	Names and addresses of owner(s) of record, petitioner(s) and property deed and plan references.	YES	YES	YES	Submitted on application
	Names, deed and plan references of all direct abutters as they appear in the most recent tax list and approximate location of intersecting boundary lines of the abutting land.	YES	YES		Submitted Appendix B



SUBDIVISION OF LAND AND SITE PLAN SPECIAL PERMITS

	Contents Required	Special Permit and Site Plan Review			
		Existing	Proposed	Site Plan Waiver	
<b>General Plan Contents (cont'd)</b>	Scaled locus map sufficient to determine the actual location of the property in question and showing the intersection of 2 major roads.	YES	YES	YES	Submitted Appendix F
	Plan scale, graphic scale and North arrow.	YES	YES	YES	Submitted with narrative
	If multiple sheets are used, they shall be accompanied by an index showing the entire subdivision.	YES	YES	YES	Submitted with narrative
	Notations indicating any variances granted for the property.	YES	YES		Submitted with narrative
	Notations stating approval and/or restrictions of the Board of Health.	YES	YES	YES	Submitted with narrative
	Total area and dimensions of the parcel in square feet and acres.	YES	YES	YES	Submitted Appendix G Assessors Tax Card
	Gross area of wetlands and uplands for the total parcel in square feet, acres and percentage.	YES	YES	YES	Submitted with narrative
	The topography of the land in two-foot increments.	YES	YES		N/A
	Mark area(s) subject to the Wetlands Protection Act as defined by MGL c. 131, § 40 within 100 feet of any disturbance or alteration on the site and approval and/or restriction of the Conservation Commission or the Planning Board (Six Ponds Special District) within 100 feet.	YES	YES		N/A
	Mark areas set aside for conservation and/or recreational use.	YES	YES		N/A
<b>Detailed Plan Contents</b>	<b>Location, dimensions and setbacks for:</b>				
	Structures	YES	YES		N/A
	Parking areas, spaces and facilities	YES	YES		N/A
	Dumpsters (to be enclosed by fence)	YES	YES		N/A
	Service areas	YES	YES		N/A
	Loading areas	YES	YES		N/A

HARWICH CODE

	Contents Required	Special Permit and Site Plan Review		
		Existing	Proposed	Site Plan Waiver
<b>Detailed Plan Contents (cont'd)</b>	Maneuvering areas	YES	YES	N/A
	Driveways and curb cuts	YES	YES	N/A
	Existing driveways within 100 feet of site	YES	YES	N/A
	Sidewalks	YES	YES	N/A
	Lighting	YES	YES	N/A
	Easements	YES	YES	N/A
	Freestanding signs	YES	YES	N/A
	Surface drainage	YES	YES	N/A
	Subsurface drainage		YES	N/A
	Drainage facilities		YES	N/A
	Impervious surfaces		YES	N/A
	Subsurface disposal systems		YES	N/A
	Sewage disposal	YES	YES	N/A
	Drainage plan showing the method for disposing of runoff from impervious surfaces		YES	N/A
	Stopping sight distance for all vertical curves and intersections according to Table 1		YES	N/A
	Traffic circulation arrows		YES	N/A
	<b>Utilities</b>			
	§ Waterlines	YES	YES	N/A
	§ Hydrants	YES	YES	N/A
	§ Electrical	YES	YES	
	§ Gas	YES	YES	N/A
	§ Cable	YES	YES	N/A
	§ Other	YES	YES	N/A
	<b>Specifications, details, cross sections for:</b>			
	§ Lighting		YES	N/A
	§ Curbing		YES	N/A

SUBDIVISION OF LAND AND SITE PLAN SPECIAL PERMITS

	Contents Required	Special Permit and Site Plan Review			
		Existing	Proposed	Site Plan Waiver	
<b>Detailed Plan Contents (cont'd)</b>	§ Fencing		YES		N/A
	§ Retaining walls		YES		N/A
	§ Parking		YES		Submitted with narrative
	§ Wheel stops		YES		N/A
<b>Landscaping Plans</b>	General location of trees, trees having a caliper of 6 inches or more, landscaping, wetlands or other significant natural features.		YES		N/A
	Detail of proposed landscaping.		YES		N/A
	Minimize loss of trees.		YES		N/A
<b>Building Plans</b>	Scaled floor plans		YES		Submitted with narrative
	§ Proposed apartment, showing floor area by room and the common wall between the 2 units	Accessory apartments/ two-family dwellings only			N/A
	§ Proposed second dwelling showing floor area				N/A
	Building elevations, including:		YES		N/A
	§ Door and window locations		YES		N/A
	§ Building height		YES		N/A
	§ Color of surface material		YES		N/A
	§ Texture of surface material		YES		N/A
§ All entrances to the main dwelling and the accessory apartment/second dwelling	With accessory apartments/ two-family dwellings only			N/A	
<b>Water Resource Protection District</b>	Complete list of the type and quantities of all chemicals, pesticides, fuels and other potentially hazardous or toxic materials to be stored, used or disposed of on site.		YES		N/A
	Description of how and where hazardous materials will be stored, with a description of the provisions on how to protect materials from vandalism, corrosion, leakage, etc.		YES		N/A
	Description of toxic or hazardous waste or by-products to be generated, showing storage and/or disposal methods.		YES		N/A

HARWICH CODE

	Contents Required	Special Permit and Site Plan Review		
		Existing	Proposed	Site Plan Waiver
<b>Water Resource Protection District (cont'd)</b>	For projects where runoff other than typical runoff from parking lots or driveways may occur and/or subsurface disposal of materials other than typical septage waste may occur, the following additional information is required:		YES	
	§ Groundwater flow conditions, including description of down-gradient water resources and evaluation of the impact of disposal of accidental spills on such resources.		YES	
	§ Description of alleviating measures to eliminate groundwater contamination and backup.		YES	

N/A

N/A

N/A

# APPENDIX A Municipal Lien Certificate

State Tax Form 290  
 Certificate: 443  
 Issuance Date: 11/24/2021

MUNICIPAL LIEN CERTIFICATE  
 TOWN OF HARWICH - LIVE DATA  
 COMMONWEALTH OF MASSACHUSETTS

Requested by BERKSHIRE HATHAWAY HOME SERVICES

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 11/24/2021 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 40/Y5-R

705 MAIN ST

MEEHAN LANE C TR  
 CTC REALTY TRUST  
 94 PARALLEL ST  
 HARWICH CENTER  
 HARWICH

MA 02645

Land area	:	0.13	AC
Land Value	:	139,000	
Impr Value	:	116,300	
Land Use	:	0	
Exemptions	:	0	
Taxable Value:		255,300	

Deed date: 02/09/2001 Book/Page: 13549/282  
 Class: 0100-GENL

FISCAL YEAR	2022	2021	2020
<hr style="border-top: 1px dashed black;"/>			
DESCRIPTION			
COMMUNITY PRESERVATION ACT	\$32.94	\$65.87	\$62.99
REAL ESTATE TAX	\$1,097.79	\$2,195.58	\$2,099.57
<hr style="border-top: 1px dashed black;"/>			
TOTAL BILLED:			
Charges/Fees	\$1,130.73	\$2,261.45	\$2,162.56
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	\$.00	\$.00	\$.00
Interest to 11/24/2021	-\$1,130.73	-\$2,261.45	-\$2,162.56
	\$.00	\$.00	\$.00
<hr style="border-top: 1px dashed black;"/>			
TOTAL BALANCE DUE:	\$.00	\$.00	\$.00

NOTE: Actual 2022 taxes not yet issued.

IF CHECKED, contact Treasurer's Office at 508-430-7501 for update

- This property is in TAX TITLE.
- This property has a BETTERMENT.
- This property has a DEFERRAL.
- This property is currently EXEMPT.

*Amy Bullock*

\_\_\_\_\_  
 AMY BULLOCK  
 TOWN COLLECTOR/TREASURER

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



TOWN OF HARWICH  
ASSESSORS OFFICE

NOV 24 2021

732 MAIN STREET  
HARWICH, MASSACHUSETTS 02645

ASSESSORS OFFICE

**\*\* Please email all Abutters Requests to [assessing@town.harwich.ma.us](mailto:assessing@town.harwich.ma.us)**

OFFICE OF  
BOARD OF ASSESSORS

Tel: 508-430-7503

Fax: 508-430-7086

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**ABUTTERS REQUEST FORM**

Board Requesting Action: Planning Board

Date Submitted: 11-24-21

Applicant's Name: CTC Realty Trust (Lane Meehan) & Darrin Tangeman

Assessors Map(s) & Parcel(s): 40-Y5-0

Property Location: 705 Main St. , Harwich

Owner(s): CTC Realty Trust (Lane Meehan)

Contact Person: Heath Coker, Associate Broker,  
Berkshire Hathaway Homeservices Robert Paul Properties

E-mail Address: [hcoker@robertpaul.com](mailto:hcoker@robertpaul.com)

Telephone #: 508-548-8888

✓ Type of Petition:

Assessors Approval By:  
-----

**INVOICE**

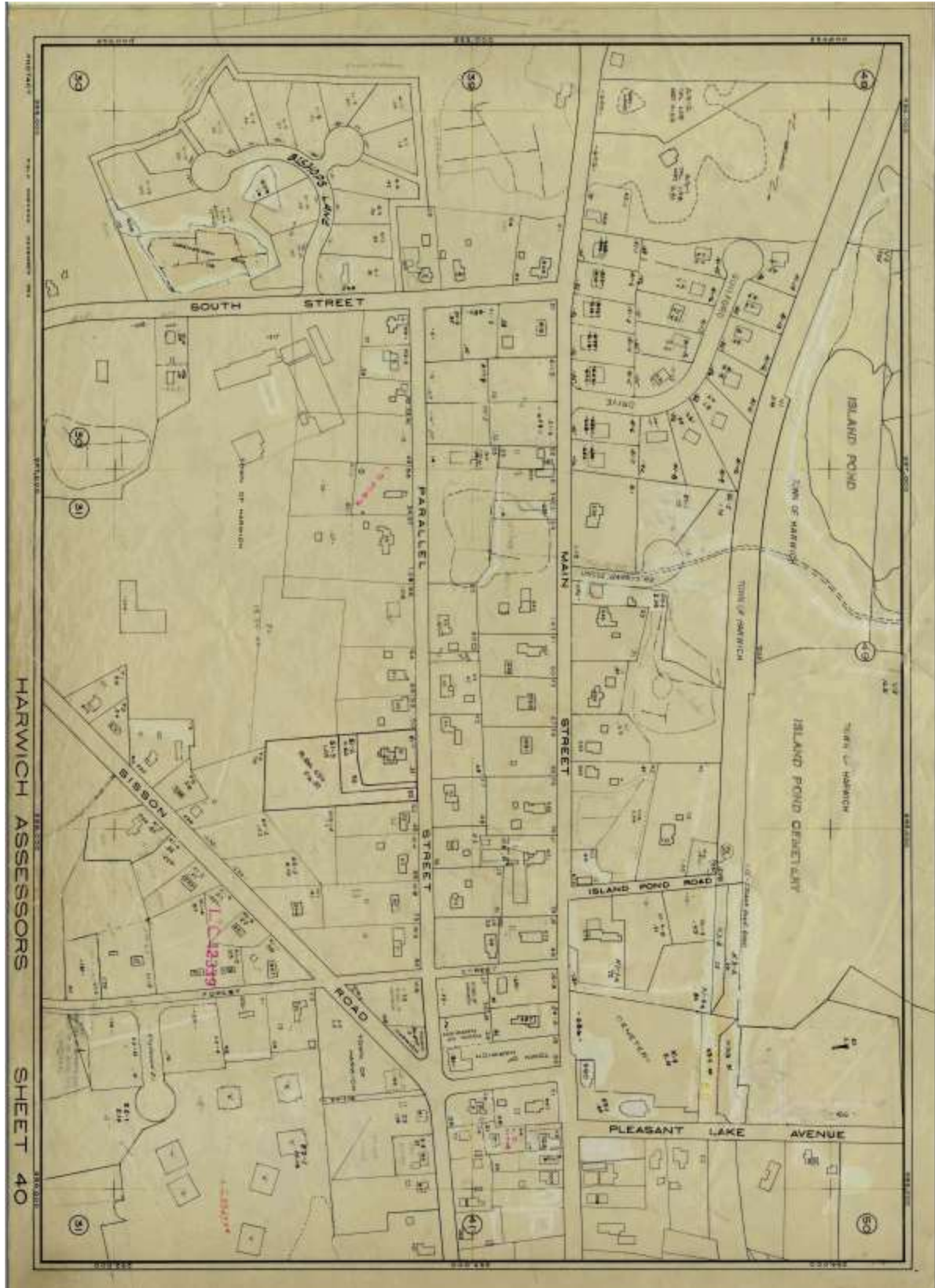
*This cover sheet is also your invoice.*

	<u>Amount</u>	<u>Date Paid</u>	<u>Ck #</u>
Up to 25 Abutters	\$50.00	_____	_____
Additional Abutters _____ @ \$2.00 ea	_____	_____	_____
<b>TOTAL</b>	_____	_____	_____

Make checks payable to: Town of Harwich

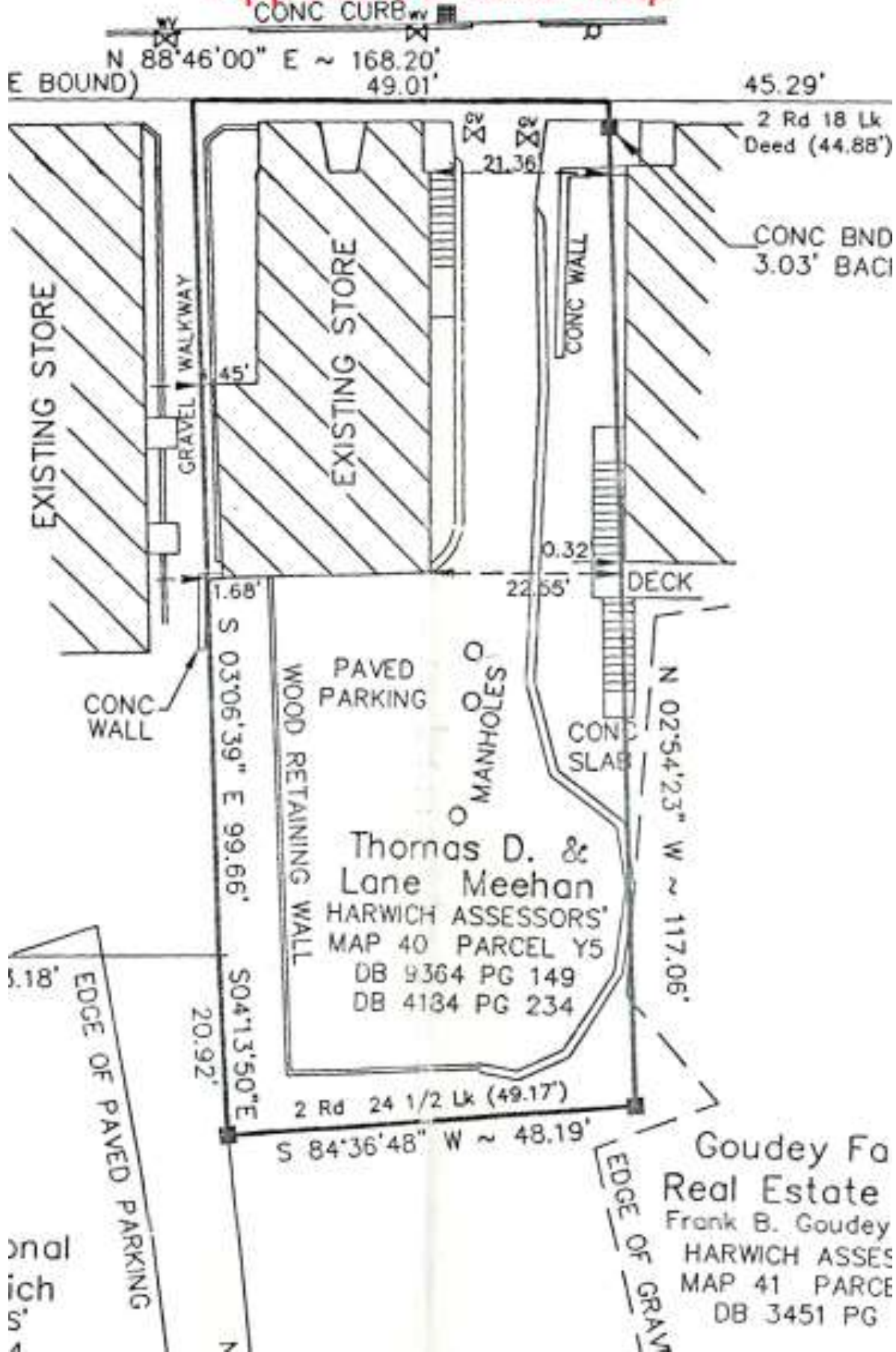


Appendix C Assessor's Map and Parcel



ROAD

# Appendix C Parcel Map



ZONING

325 Attachment 5

Town of Harwich

Village Commercial Overlay District  
June 2001



----- Boundaries of Overlay District

This map is not to scale. The noted distances are the boundary setbacks for the overlay district.

Prepared by the Harwich Planning Department, June 2001

**Appendix E: Zoning Compliance Table:**

<b>Zoning District: Commercial Village (CV)</b>			
<b>Subject</b>	<b>Existing</b>	<b>Required</b>	<b>Proposed</b>
Lot Area (Square Feet)	5,663	5,000 min	5,663
Frontage (Feet)	49.01	150	49.01
Front Setback (feet)	12	25	12
Side 1 setback (feet)	1.68	20	1.68
Side 2 setback (feet)	21.36	20	21.36
Rear setback (feet)	60	20	60
Minimum front parking setback (feet)	12	20	12
Minimum Side parking setback (feet)	10	10	10
Minimum rear parking setback (feet)	10	10	10
Building Coverage	21.6%	50% max	21.6%
Site Coverage	80%	80% max	80%
Building Height (feet)	22	30 feet max	22
Interior Landscaping	0%	0%	0%
Number of parking spaces	4	8	4
Driveway Width (feet)	15	50	15

Appendix G Assessor's Tax Card (dimensions of parcel/acres)

Key: 4237

Town of HARWICH - Fiscal Year 2021

12/9/2020 3:48 pm SEQ #: 3.684

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MEEHAN LANE C TR CTC REALTY TRUST 94 PARALLEL ST HARWICH CENTER HARWICH, MA 02645		40-Y5-0		705 MAIN ST	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MEEHAN LANE C TR		02/09/2001	F	13549-282	
MEEHAN THOMAS D &		09/15/1994	QS	113,000	9364-149
BATES DONALD T INC		04/13/1977	QS	45,000	2493-164

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0310	50	MULTI-USE COM			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
664E	11/17/2004	56	CYCL-NO GR		04/24/2012	MO	100 100
68	02/22/1999	3	ALTERATIONS	4,000	12/09/2004	DS	100 100
		3	ALTERATIONS	40,000	10/13/1999	MO	100 100
		6	CYCL GROWTH				100 100

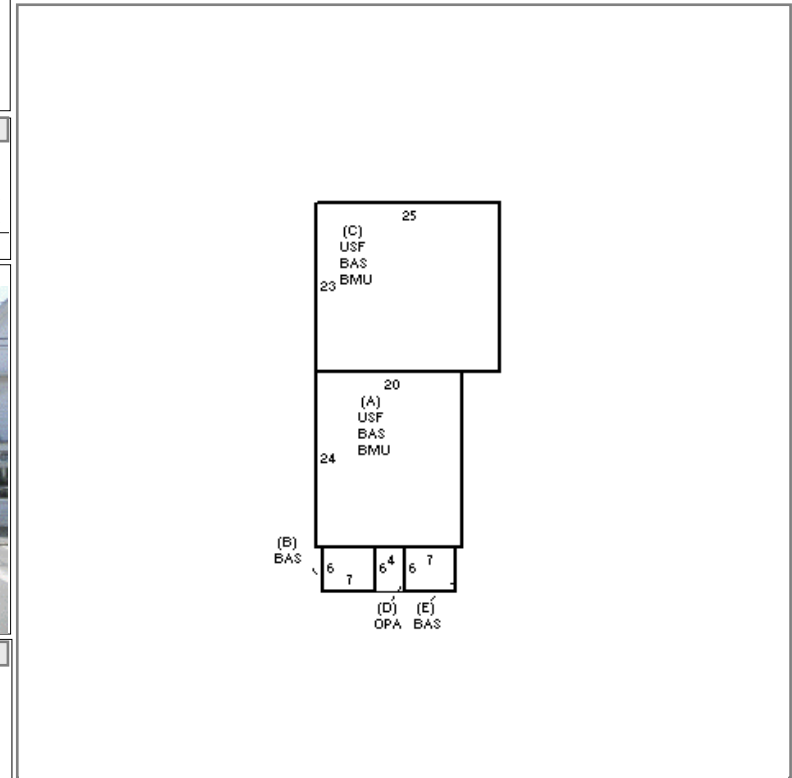
CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	5,663	C4 0.85	1	1.00 100 1.00	220,405	4.85	100	100	1.00		138,990
TOTAL		5,663 SF	ZONING	FRNT	0	ASSESSED		CURRENT	PREVIOUS			
Ngh	CENTER	NOTE	LAND	139,000	137,400							
Inf1	NONE		BUILDING	116,300	103,100							
Inf2	FACTOR 100		DETACHED	0	0							
			OTHER	0	0							
TOTAL				255,300	240,500							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	4/24/2012	MO
MODEL	5		CIM	LIST	9/6/2005	MO
STYLE	19	1.31	APT/STORES [100%]	REVIEW	4/27/2012	DS
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	0.99	WOOD FRAME [100%]			

BLDG COMMENTS
CAPE COD TILEWORKS



YEAR BLT	1850	SIZE ADJ	1.160
NET AREA	2,194	DETAIL ADJ	1.368
\$NLA(RCN)	\$126	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	100	1.00
% HEATED	100	100	1.00
% A/C	100	100	1.00
% SPRINKLERS	0	100	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	276,796
FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNF	1,055		37.61	39,678	CONDITION ELEM CD	
EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	USF	L	UP-STRY FIN	480	1850	107.75	51,720	EXTERIOR	
ROOF STRUCTURE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,139	1850	107.75	122,726	INTERIOR	
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UP-STRY FIN	575	1999	107.75	61,956		
FLOORING	3	WW/ CARPET	1.00	D	OPA	N	OPEN PORCH	24		29.83	716		
INT FINISH	3	WOOD PANEL	1.07										
H.V.A.C.	11	HOT WT/COOL AIR	1.05										
FUEL SOURCE	2	GAS	1.00										
EFF.YR/AGE												1981 / 38	
COND												58 58 %	
FUNC												0	
ECON												0	
DEPR												58 % GD 42	
RCNLD												\$116,300	



No. 89-269

FEE \$35

THE COMMONWEALTH OF MASSACHUSETTS  
BOARD OF HEALTH

RECORDED

Town OF Harwich

OCT 3 1989

Application for Disposal Works Construction Permit

HARWICH BOARD OF HEALTH

Application is hereby made for a Permit to Construct (✓) or Repair ( ) an Individual Sewage Disposal System at:

705 Main Street Map 40 Parcel Y5  
Donald T. Bates, Inc. 705 Main St. Harwich, Ma. 02645  
John Daluza Queen Anne Rd.

Type of Building Dwelling — No. of Bedrooms 2 bedrooms + Dry Good + Storage Expansion Attic ( ) Garbage Grinder ( )  
Other — Type of Building No. of persons Showers ( ) — Cafeteria ( )

Design Flow 70gpd + 5gal/100sq ft gallons per person per day. Total daily flow 262 gallons.  
Septic Tank — Liquid capacity 1000 gallons Length 8'-6" Width 4'-10" Diameter Depth 4'  
Disposal Trench — No. Width Total Length Total leaching area sq. ft.  
Seepage Pit No. 1 Diameter 6" w/ 1" slope Depth below inlet 6' Total leaching area 200 sq. ft.  
Other Distribution box ( ) Dosing tank ( )  
Percolation Test Results Performed by Martin E. Moran, PE. Date Sept 21, 1989  
Test Pit No. 1 2 minutes per inch Depth of Test Pit 12.8' Depth to ground water 12.0'  
Test Pit No. 2 minutes per inch Depth of Test Pit Depth to ground water

Description of Soil Med. to Coarse Sand

Nature of Repairs or Alterations — Answer when applicable system replacement due to failure

Agreement: The undersigned agrees to install the aforescribed Individual Sewage Disposal System in accordance with the provisions of TITLE 5 of the State Sanitary Code — The undersigned further agrees not to place the system in operation until a Certificate of Compliance has been issued by the board of health.

Signed John Daluza  
Application Approved By Paula J. Champagne Date 10-5-89

Application Disapproved for the following reasons:

Permit No. Issued Date

THE COMMONWEALTH OF MASSACHUSETTS  
BOARD OF HEALTH

No. 89-269 Town OF Harwich

FEE \$35

Disposal Works Construction Permit

Permission is hereby granted DaLuze Cesspool  
to Construct ( ) or Repair (X) an Individual Sewage Disposal System  
at No. 705 Main Street Street 40-Y5

as shown on the application for Disposal Works Construction Permit No. 89-269 Dated October 10, 1989

DATE 10/5/89 Paula J. Champagne Board of Health

CHECK OR FILL IN WHERE APPLICABLE



10/27/88

RECORD OF DEEDS

Town of Norwich

Map to Parcel Y 2

705 Main St. Norwich, Ma. 01851

705 Main St. Green Ambr Rd

705 Main Street  
Donald J. Bates, Inc  
John Dalrymple

\$7500

2 bedrooms + trippod + storage

805

8-10

Topk 213, 1000

500

C'd w/ stairs

Sept 21, 1989  
15.0

Martine Moran, Fr.  
158

Med. to Coase Sand

System replacement due to failure

10/27/88

10/27/88

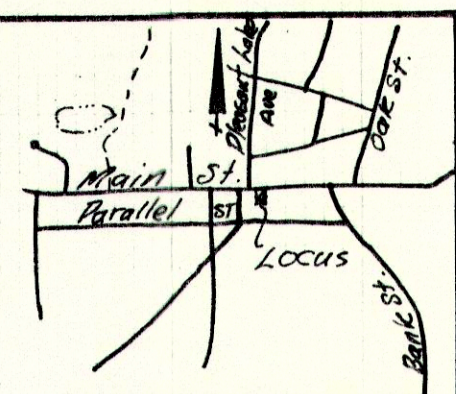
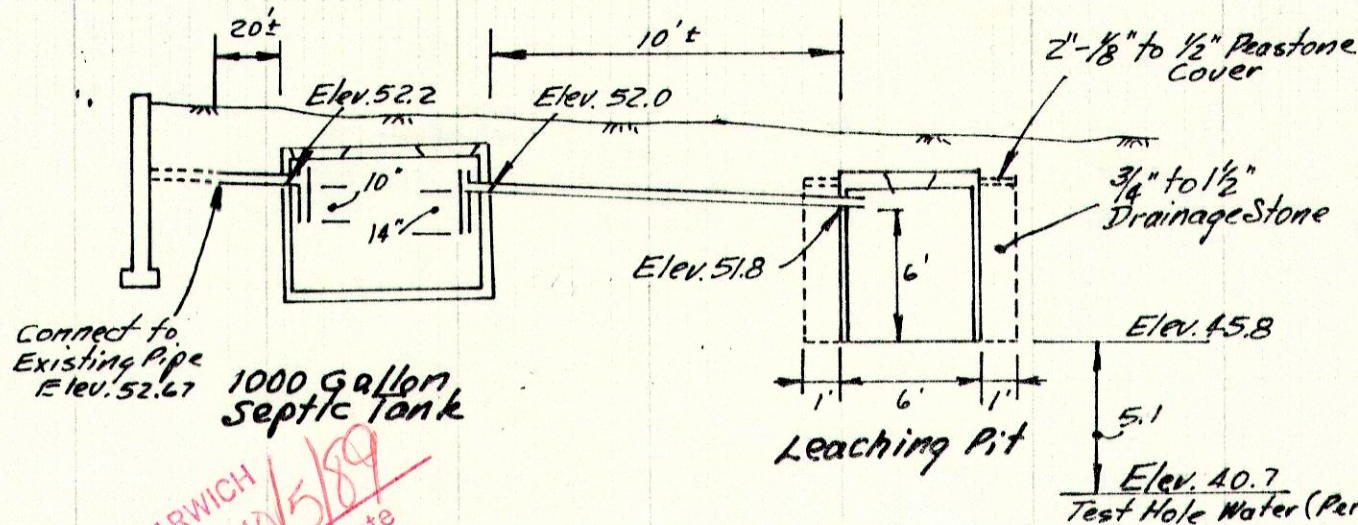
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10/27/88





**LOCATION MAP**  
 Scale: 1" = 200'  
 Assessors Map 40  
 Parcel Y5  
 Area: 5,660 sq. ft.

TOWN OF HARWICH  
 Signature: *[Signature]* Date: 10/5/89  
 FOR THE BOARD OF HEALTH

**SYSTEM PROFILE**  
 N.T.S.

- Note: 1) Proposed Septic Tank & Leaching pit are to be Heavy Duty.  
 2) All piping is to be 4" PVC schedule 40.  
 3) Existing cesspool is to be pumped & backfilled with clean granular material.

**MAIN STREET**

**SYSTEM DESIGN**

Design Flow:

- a) Basement Storage (58' x 21') + (22' x 5') = 1223 s.f.  
 = 1223 @ 5 gal/100 s.f. = 61 gal.
- b) 1st Floor - Dry Goods  
 = 1223 @ 5 gal/100 s.f. = 61 gal.
- c) 2nd Floor - Apt. 1 bedrm. @ 140 g/br = 140 gal.  
 262 gal.

Septic Tank: 262 gal x 150% = 393 gal.  
 Use 1000 gal. Tank (Heavy Duty)

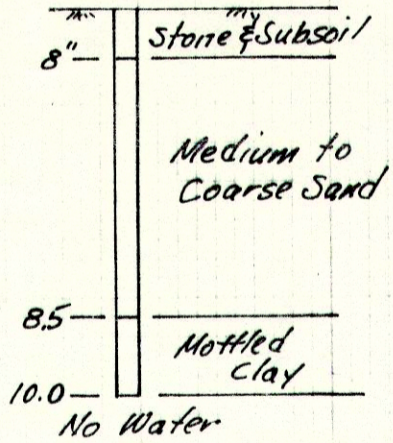
Leaching Facility: 6' φ x 6' deep w/ 1' stone  
 Bottom: 4'7" x 1.0 g/sf = 50 gal.  
 Sides: 8'7" x 6' x 2.5 g/sf = 377 gal.  
 262 < 427 gal.

Note: No garbage grinder permitted with this design.

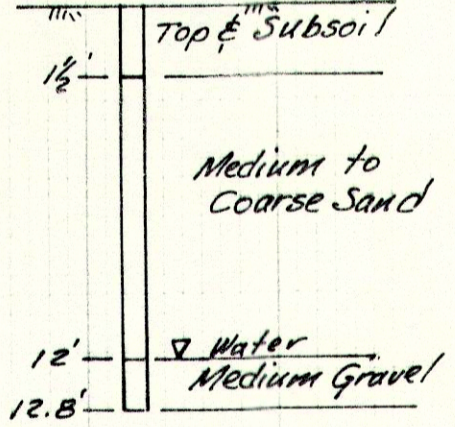
**PERCOLATION TEST**

24 gallons in 3 min. 29 sec.  
 Rate: < 2 min./inch

**TEST HOLE #2**  
 Elev 51.6

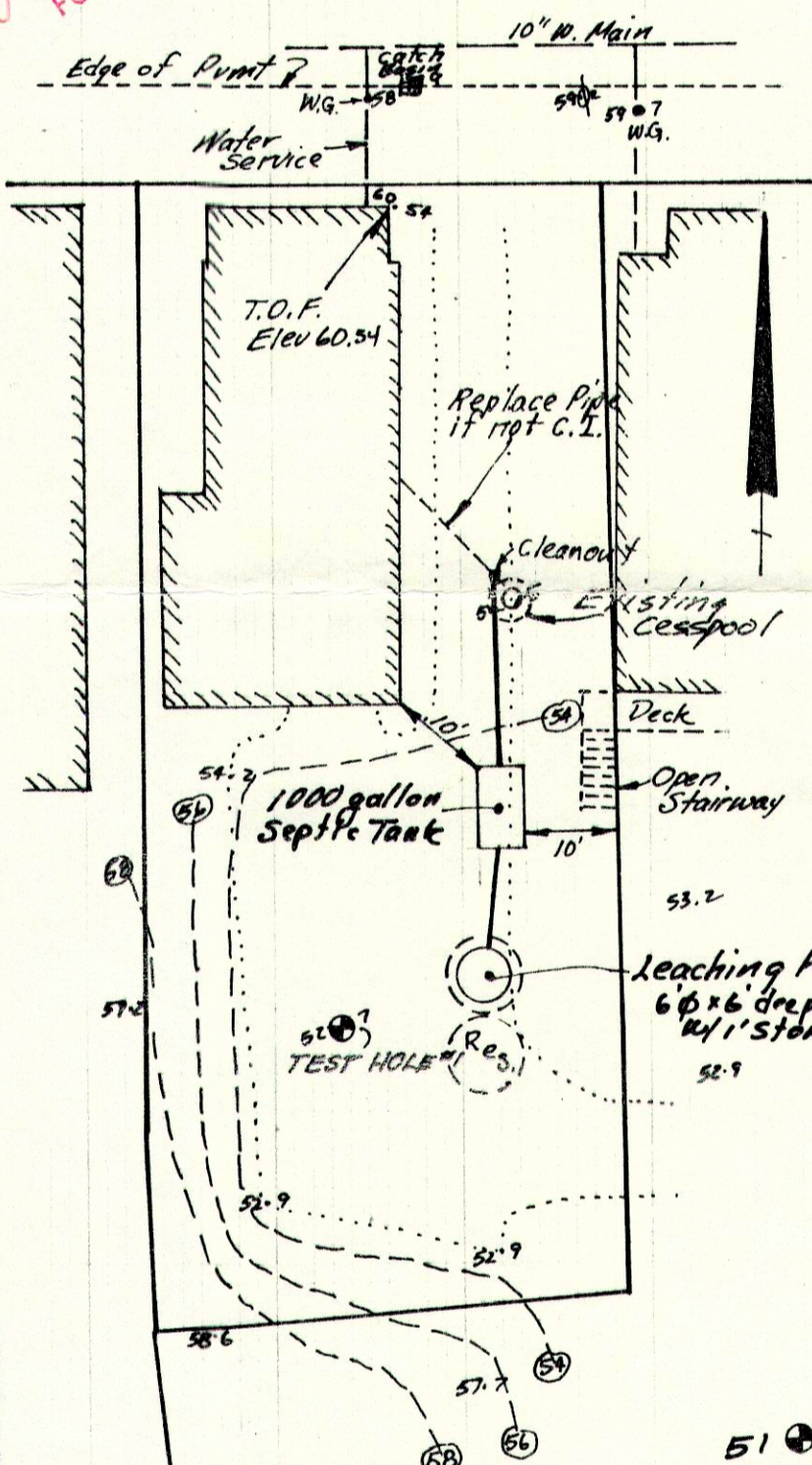


**TEST HOLE #1**  
 Elev 52.7



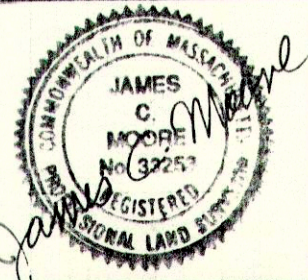
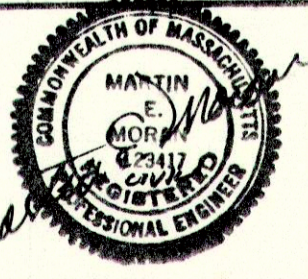
Date: Sept. 19, 1989  
 Witness: H. Schnitzer, B.S.  
 M.E. Moran, P.E.

Date: Sept. 21, 1989  
 Witness: M.E. Moran, P.E.  
 Percolation: < 2 min./in (Est.)



**SITE PLAN**  
 Scale: 1" = 20'

**MORAN ENGINEERING, INC.**  
 941 MAIN STREET, SO. HARWICH, MA 02661  
 432-2878



TOWN OF HARWICH  
 SITE PLAN & SEWAGE DISPOSAL SYSTEM  
 FOR  
 DONALD T. BATES, INCORP.  
 705 MAIN STREET

PROJECT: 89-275 | SCALE: 1" = 20' | DATE: SEPT. 1989