

**Harwich Planning Board Agenda**  
**Griffin Room, Town Hall, 732 Main Street, Harwich**  
**Tuesday, September 10, 2019 – 6:30 PM**

**I. Call to Order**

*Recording & Taping Notification – As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair.*

**II. Public Hearing**

- A. Continuance: PB2019-30 First Crush Winery Cape Cod, LLC**, applicant, Frank D. & Diane M. Puzio, owners, seek approval of a Modification of a Site Plan Review Special Permit related to parking regulations and for a new Use Special Permit for Retail Sales in the Industrial-Limited (I-L). The application is pursuant to the Code of the Town of Harwich §325-51 & -55. The property is located at 527 (Bldg. C) Main Street, Map 39, Parcels K6-16, -17 & -18 in the I-L Zoning District. Continued from August 27, 2019.
- B. Continuance: PB2019-22 Ronald M. Remondino and Lisa Stoker**, as owners, seek approval of a Site Plan Review Special Permit and Special Permits for Mixed Use and Village Commercial Overlay with waivers. The application proposes a 930± SF commercial addition, conversion of the second floor from residential use to commercial use and maintaining an existing residential dwelling unit at the rear of the building. The property is located at 521 Route 28, Map 14 Parcel P3-A in the C-V and V-C overlay districts and is pursuant to the Code of the Town Harwich §325-51.L, -51.M, and -55. Continued from August 27, 2019.
- C. PB2019-33 Brian A. Langelier, Trustee et al**, seeks approval of a Site Plan Review Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-55 for the proposed storage of boats, and a use Special Permit pursuant to §325-13 ¶IV.32.A and §325-51 for a Restaurant, Fast Food – Take Out (Mobile Food Truck) at property located at 809 Route 28, Map 24, Parcel W6-1 in the C-H-1 zoning district.
- D. PB2019-34 Martin D. Rich, c/o Timothy Brady, PLS & PE, representative**, seeks approval of a seven (7) Lot (one with a panhandle) Definitive Subdivision pursuant to M.G.L. c.41 §81K-GG and §§325-18.Q and 400 of the Code of Town of Harwich for property located at 0 Deacon’s Folly Road, Map 46, Parcel F5, within the R-L zoning district. No new or additional roads are proposed. *Please note: A request to continue the hearing to September 24, 2019 has been received.*
- E. PB2019-36 Deerfield Nominee Trust, William Marsh, TR., as owner**, seeks approval of a Site Plan Review Special Permit with waivers for new construction of a 5,845 SF metal structure for industrial use. The property is located at 4 Deerfield Road, Map 45, Parcel T1-7 in the I-L zoning district. The application is pursuant to the Code of the Town of Harwich §325-51 and -55.

**III. Public Meeting\***

**A. New Business:**

1. **PB2019-35 Route 137 Development, LLC, owners**, David A. Clark, PE, Clark Engineering LLC, representative, seek approval of a ten (10) lot preliminary subdivision plan, one of which is a panhandle lot, and one (1) parcel. The application is pursuant to the Code of the Town of Harwich c.400, Article II as set forth in MGL c. 41 §88 K-GG and §325-18(Q). The property is located on Chatham - Brewster Road (aka Route 137), between Chrisjobeth Circle and Sherwood Road on Assessor’s Maps 97 & 108 with a portion of land being identified as parcels Misc. 50, Misc. 69 and 70. The land is the R-R and W-R zoning districts.

2. **PB2019-37 Sunrise Nominee Trust, as applicant**, Bohler Engineering, Matthew Bombaci, PE as representative, Bruce J. Macgregor, Tr. for Cape Commerce Nominee Trust and Sunrise Nominee Trust as owners, seek endorsement of a two (2) lot Approval Not Required plan entitled “Approval Not Required Plan of Land” dated 08/23/2019 prepared by Gerald L. Holdright, PLS, pursuant to M.G.L. c. §81 P and §400-9 of the Codes of the Town of Harwich for property located at 48 & 52 Route 28, Map 10, Parcels D4-1 and D4-2 respectively. The parcels are in the C-H-1 & R-M zoning districts.

**B. Old Business:**

1. Continued discussion on District of Critical Planning Concern (DCPC) and potential recommendation of nomination of the West Harwich Corridor (Dennisport Town Line to Herring River) as a DCPC.

**C. Meeting Minutes: August 27, 2019**

**D. Advisory Opinions: Zoning Board of Appeals 9/25/19**

**E. Briefings and Reports by Board Members**

**IV. Adjourn**

\*Per the Attorney General’s Office – Boards/Commissions may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business”.

***Next Planning Board Meeting (Subject to Change) – Tuesday, September 24, 2019.***

*Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.*

Authorized Posting Officer: Elaine Banta, ebanta@town.harwich.ma.us or 508-430-7511