

Harwich Planning Board Agenda  
**Tuesday, January 26, 2021 – 6:30 PM**  
Town Hall, 732 Main Street, Harwich

This meeting will be held **VIA REMOTE PARTICIPATION ONLY**.  
Access is available through GoToMeeting.com and live broadcast on Channel 18\*

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/356533877>

**You can also dial in using your phone.**

**United States: [+1 \(571\) 317-3122](tel:+15713173122)**

**Access Code: 356-533-877**

- I. CALL TO ORDER** Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

**II. PUBLIC HEARINGS**

- A. PB2020-33 Main Street Stone Horse, applicant & owner**, c/o William F. Riley, Esq. representative, seeks a new Use Special Permit, to convert one of the two dormitory buildings, specifically the building known as 868 Route 28, into twenty two (22) one-bedroom apartments and to amend the previously approved Site Plan Review Special Permit granted under case PB2019-13 with additional parking requirement and other waivers. The application, is pursuant to the Code of the Town of Harwich §325-51.Q (Multifamily Use) and §325-55 (Site Plan Review). The property is located 872 Route 28, Map 25, Parcel A2, is located in the CH-1 zoning district.
- B. PB2020-34 Cool Change LLC, Allen Harbor Marine**, applicant & owner, c/o Rob O’Neill, representative, seeks a Site Plan Review and Use Special Permit pursuant to §§325-55; 325-13, Use Table, paragraph IV.19; and 325-51 to construct a 4,102 square foot commercial building for a marine use (boat maintenance and repair) and associated parking at property located at 282 Route 28, Map 12, Parcel G2-1 in the CH-1 zoning district.

**III. PUBLIC MEETING\*\***

- A. New Business:  
B. Old Business:  
1. **West Harwich DCPC** - Continued discussion on Design Guidelines  
2. **Discussion on possible zoning amendments/rules and regulations amendment for 2021**  
C. Briefings and Reports by Board Members

**IV. ADJOURN**

**\*PLEASE NOTE:** *We request all who are attending this meeting to please observe the same courtesies that would be observed if you were here in person. If you need to conduct unrelated business before your item on the agenda comes up, we request you mute your line –  
Use \*6 to mute and unmute your phone.*

**\*\*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, February 9, 2021.***

*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