

Harwich Planning Board Agenda  
**Tuesday, March 09, 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.**

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**Access Code:** 148-228-925

- 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. Continuance: PB2020-24 195 Queen Anne Road, LLC, as applicant, George A. McLaughlin III, as manager, Daniel A. Ojala, P.E., P.L.S., as representative, seeks approval of a Site Plan Review Special Permit and a Special Permit for structures with a gross floor area > 7,500 SF and 20 or more new parking spaces pursuant to the Code of the Town of Harwich §§325-55 and §§325 9 and -51 to construct an industrial warehouse/contractor structure (7 bays, 9,000 sf). The property is located at 195 Queen Anne Road, Map 58, Parcel F1-2, in the I-L zoning district. *Hearing Continued from January 12, 2021. Please note: the applicant has requested a continuance to March 23, 2021.***
- B. PB2021-02 Richton Investment LLC, owners, Christopher Pepe, tenant, William D. Crowell, Esq., representative, seek approval of a Waiver of Site Plan and Retail Use Special Permit with waivers pursuant to the Code of the Town of Harwich §§325-55.F, -149 and -152.B to convert the pre-existing, non-conforming restaurant and operate a bait and tackle shop under 1,000 SF in a non-historic structure. The property is located at 11 Route 28, Map 10 Parcel N3, in the CH-1, RH-1 and the West Harwich Special District (WHSD) zoning districts.**
- C. PB2021-03 Deerfield Nominee Trust, William Marsh, TR., as owner, seeks approval of amendment to a Site Plan Review Special Permit and for a Use Special Permit for manufacturing (2-bays) pursuant to the Code of the Town of Harwich §325-51 and -55. The property is located at 4 Deerfield Road, Map 45 Parcel T1-7 in the I-L zoning district.**

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

- A. New Business:  
1. **Minutes:** February 23, 2021
- B. Old Business:  
1. Continued discussion on West Harwich Special District Design Guidelines
- 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, March 23, 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