**Planning Board Agenda**

**Town Hall, Griffin Room**

**Tuesday, December 15, 2015 - 6:30 PM**

**Revised Agenda from Rescheduled Meeting of December 8, 2015**

1. Welcome new recording clerk: Pamela J. Auvil
2. **Public Hearings**
3. **PB2015-31 Kenneth & Janine DeStefano Trs,** owners and applicants have applied for a Mixed Use Special Permit and a Site Plan Review. The proposal seeks to alter the c.1835 structure for use as a professional office, raze and replace the antique garage with a dwelling unit above, convert the rear structure to a dwelling unit, alter the existing cottage and certain site improvements to accommodate the proposed three (3) dwelling units. The property is located at 1004 Route 28, Map 35, Parcel B1 in the C-H-1 & R-R Zoning Districts. The proposal is pursuant to MGL 40a, §9 and the Code of the Town Harwich §325-51.M and §325-55.
4. **PB2015-33 Tonka Girl, LLC as owner and applicant c/o Keith E. Fernandes, P.E., representative** seek approval of a five (5) lot Preliminary Subdivision Plan with waivers pursuant to MGL c.41 §81-S and the Code of the Town of Harwich, c. 400, Article II. The property located between the Thankful Chase residential development and the Dennis town line and is described in the application as 0 Main Street Extension, Map 55 Parcel G-8 in the I-L zoning district in Harwich and shows a portion of the land lying in Dennis.

**Public Meeting**

1. **Old Business**
	1. Route 28 Zoning By-law Revisions
2. **Briefings and Reports**
3. **New Business\***
	1. PB2015-06 Fionns Way Modification – Final Release of cash surety
	2. Minutes: November 11, 2015
	3. Miscellaneous Zoning By-law Revisions
	4. Advisory Opinions: Board of Appeal December 2015
4. **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”.*

***Subject to Change / Next Planning Board Meeting – Tuesday, January 12, 2016***

*Requests for accommodations for any person having a disability can be made by contacting the Administration at 508.430.7517.*

*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.*

Authorized Posting Officer: Elaine Banta, ebanta@town.harwich.ma.us / 508.430.7511