

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Tuesday, April 23, 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. **PB2019-03 Harwich Retail LLC**, as applicant, c/o Matthew Bombaci, P.E., Bohler Engineering, representative, Bruce MacGregor, TR., Sunrise Nominee Trust, as owner seeks approval of a Site Plan Review Special Permit with waivers to construct a 7,489± SF retail structure and a Use Special Permit for structures requiring twenty or more parking spaces. The application is pursuant to the Code of the Town of Harwich §325-09, -51 and -55. The properties are located at 48 & 52 Route 28, Map 10, Parcels D4-1 and -2, in the C-H-1 & R-R Zoning Districts. Continued from 04/09/2019.
- B. **PB2019-12 Brain Langelier, Trs. et al, and Janet E. Ginnetti, Trs.**, as owners, seeks approval of a Site Plan Review Special Permit with waivers to reconfigure the existing parking areas and to allow for Mixed Use with requires a Special Permit for property located at 815 Route 28, Map 24, Parcel W6-2 in the C-H-1 zoning district. The application is pursuant to the Code of the Town of Harwich §325-51.M, and 55.
- C. **PB2019-13 Main Street Stone Horse LLC**, as owner, c/o William F. Riley, Esq., seeks approval of a Site Plan Review Special Permit with waivers and a Special Permit for structures greater than 7,500 s.f. to redevelop the property known as the Stone Horse. The proposal includes the construction of two (2) new dormitory buildings (Board of Appeals decision #2018-32, granted October 31, 2018); appurtenant sheds, site improvements; demolition of three (3) motel buildings, one wood frame dwelling and two (2) sheds; reconfiguration of the existing driveways and parking areas; renovation of the existing office/dwelling and the relocation and rehabilitation of the gazebo. The property is located at 872 Route 28, Map 25 Parcel A2 in the C-H-1 zoning district. The application is pursuant to the Code of the Town of Harwich §§325-9, -51 and -55.
- D. **PB2019-14 Town of Harwich (Cemetery)**, as owner, seeks approval of a Site Plan Review Special Permit with waivers to establish a Pet Burial Grounds with walking paths, parking area and a gazebo. The property is located at 276 Queen Anne Road, Map 69 Parcel M1 in the I-L Zoning District. The application is pursuant to the Code of the Town Harwich §325-51 and -55.

III. Public Meeting*

- A. New Business - Informal Discussion 521 Route 28, Ron Remondino c/o Thomas Moore
B. Meeting Minutes:
C. Advisory Opinions - Board of Appeals April 24, 2019
D. Old Business
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, May 14, 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