

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Thursday, May 30, 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. Continued: **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 5/14/19.
- B. Continued: **PB2019-15 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. Continued from 5/14/19.
- C. **PB2019-17 David Cook**, as applicant, Valerie Hewitt, Representative of the Michael I. Sabina Trust, as owner, seeks approval of a Site Plan Review Special Permit with waivers and Use Special Permits for Mixed Use. The application proposes to construct a 2,400 SF office building with two (2) dwelling units above. Certain appurtenant improvements are also included in the proposal and specifically, includes a private shared parking easement with abutter Villa Roma. The property is located at 282 Route 28, Map 12 Parcel G2-1 in the C-H-1 zoning district and is pursuant to the Code of the Town Harwich §325-9, -51, -51.M, and -55. **Please Note:** the applicant has requested a continuance to 6/11/19. No testimony will be taken at this meeting.
- D. **PB2019-18 Saumil Patel**, as applicant, c/o Howard Cahoon, representative, Elie and Rabih Bassil, Trs., et al, as owners, seeks approval of a Site Plan Review Special Permit with waivers and Use Special Permits for 1.) Structures with a gross floor area greater than 7,500 SF, 2.) Structures requiring 20 or more new parking spaces, 3.) Mixed Use and a 4.) Harwich Center Overlay Special Permit. The application proposes to redevelop the property by razing the former gas station and constructing a retail store with two (2) dwelling units above. In addition thereto, the proposal seeks to reduce the curb cuts at Main Street and make certain appurtenant improvements. The property is located at 711 Main Street, Map 41 Parcel D8 in the C-V, H-C Overlay zoning districts. The application is pursuant to the Code of the Town Harwich §325-9, -51, -51.M, -51.O and -55.

III. Public Meeting*

- A. New Business:
1. **PB2019-21 Ungerdogs Grooming (Angie Mullaney)**, applicant, c/o J.M. O'Reilly & Assoc. Inc., seeks approval of a Waiver of Site Plan, pursuant to §325-55.F of the Code of the Town of Harwich, to allow a dog grooming business at the site of a former medical facility (Outer Cape Health). The property is located at 269 Chatham Road, Map 34, Parcel V5-1 in the C-H-1 zoning district.
- B. Old Business
- C. 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, JUNE 11, 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