

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Tuesday, June 11, 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. Continued: **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.
- D. **PB2019-19 Gary Darman, Trustee of the Freeman Ellis Family Realty Trust, c/o J. Thaddeus Eldredge, PLS, East-SouthEast, Inc.**, seeks approval of a two (2) Lot, one (1) parcel Definitive Subdivision pursuant to M.G.L. c.41 §81K-GG, and §400 of the Code of Town of Harwich for property located off Orleans Road (just west of #1051 Orleans Road), Map 52 and 62 (there is currently no parcel ID associated with this parcel), and within the R-R and the W-R overlay districts. This is a proposed panhandle subdivision with no road proposed.
- E. **PB2019-20 Mark and Andrea Toomey, c/o J. Thaddeus Eldredge, PLS, East-SouthEast, Inc.**, seeks approval of a two (2) Lot Definitive Subdivision pursuant to M.G.L. c.41 §81K-GG, and §400 of the Code of Town of Harwich for property located at 0 Long Pond Drive, Map 102 Parcel E1-2 in the R-R zoning district.

III. Public Meeting*

- A. Meeting Minutes:
- B. New Business:
- C. Old Business
- D. 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 25, 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