

**Harwich Planning Board Agenda
Town Hall, Griffin Room
732 Main Street, Harwich
Tuesday, October 23, 2018 - 6:30 PM**

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.*

A. Public Hearing

I. Hearings

- a. **PB2018-33 Heirs of Mark Nickerson, et al, and Robbins Family Trust**, as owners, c/o East-Southeast, LLC, seeks approval, with waivers, of a 5 lot Cluster Definitive Subdivision plan, pursuant to the Code of the Town of Harwich §400, Article II and MGL c.41, §81K-GG and Special Permits pursuant §325-51(E) - Open Space Residential Development; §325-18(P) - Panhandle Lots; and, §325-18(Q) - Alternative Access, this is shown on a plan entitled "Definition Subdivision Plan" Heirs of Mark Nickerson, Et Al, dated 07-17-2018, Sheets 1 - 7, prepared by East-Southeast, LLC. The property is located at the end of Periwinkle Way (aka 0 Chatham Road) Map 34, Parcel N7 and N10 in the R-R zoning district. Continued from 09/11/18.
- b. **PB2018-35 Christopher and Lisa Barton**, as owners, c/o Brendan Lowney, Cape Associates, representative, seeks approval of a Use Special Permit with waivers for an Accessory structure with Bedrooms pursuant to the Code of the Town Harwich 325-13, 325 Attachment 1, Paragraph I, Line 1.b. and §325-51. The proposal seeks to construct a detached 2-story garage with a bedroom above in the same footprint as the existing garage. The property is located at 11 River Pine Circle, Map 11, Parcel P3-15, in the R-L Zoning District.

B. Public Meeting

I. New Business

- a. **PB2018-36 Town of Harwich (Fire Department)**, as owner, seeks approval of a Waiver of Site Plan for specific landscape improvements and a maintenance access drive at the corner of the East Harwich Fire Station 2. The property is identified as Map 87, Parcel J1 and is now known as 1464 Route 39 in the C-H-1 and W-R Zoning Districts. The application is pursuant to the Code of the Town Harwich §325-55.F.
- b. **Minutes:** September 25, 2018 - Vote to approve
- c. **Advisory Opinions:** Zoning Board of Appeals - October 31, 2018
- d. **Zoning Amendment Process** - Primer
- e. **Review and Discussion of working Zoning Changes:**
 1. Sign Code – "A-Frame" Signs and Fines
 2. Building Height – Flood Plain
 3. Retaining Walls for Septic Systems
 4. Accessory Apartments
- f. **2019 Meeting Schedule** – Vote to approve
- g. **Joint meeting on November 5, 2018 with Board of Selectmen**

II. Old Business

III. Briefings and Reports by Board Members

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 – Thursday, November 15, 2018

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

*Requests for accommodations for any person having a disability can be made by contacting the
Administration Office at 508.430.7514*