

Harwich Planning Board Agenda
Griffin Room, Town Hall - 732 Main Street, Harwich, MA
Tuesday, June 26, 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.*

Public Hearing

I. New Business*

A. **PB2018-17 Richard S. Boskey 2012 Revocable Trust and Richard S. and Cathy S. Boskey, owners**, c/o William Crowell, Esq., seek approval of a Use Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-14.Q and Article V Use Regulations for one bedroom in a detached two-story residential accessory structure to be constructed. The property is located at 2 and 10 Lake Shore Drive, Map 110, Parcel A2 and A4, respectively, in the R-R and W-R Zoning Districts.

B. **PB2018-18 Cape Cod Regional Technical High School District Committee**, c/o David J. Michniewicz, P.E., seeks approval of a Site Plan Review Special Permit, with waivers, pursuant to §325-55 (for construction of a new regional technical high school, including building(s), reconfiguration of parking, athletic fields and other site improvements) and Use Special Permits pursuant to §325-51 (for structure(s) with floor area greater than 7,500 s.f. and 20 or more new parking spaces) of the Codes of Harwich. The property is located at 351 Pleasant Lake Avenue, Map 82, Parcel A1, in the R-L Zoning District.

C. **PB2018-20 Peter & Marsha Malone, owners**, seek approval of a Use Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-14.Q and Article V Use Regulations for two bedrooms in a detached two-story residential accessory structure. The property is located at 27 Sea Street, Map 7, Parcel D9, in the RH-1 Zoning District.

D. **PB2018-21 Main Street HP LLC., as owner, Sea Street Productions LLC, d/b/a Salt Block Food Truck**, Douglas J. Ramler, as applicant, seeks approval of a Use Regulations Special Permit (Restaurant, Fast Food/Take Out) pursuant to the Code of the Town of Harwich §325-13.¶ IV, 32A, to operate a mobile food vending operation for property located at 575 Route 28, Map 14 Parcel V15 in the C-V district.

Public Meeting

II. New Business

A. **PB2018-22 3137, LLC, as owner, c/o Matthew P. Kelley, Esq.** seeks approval of a Waiver of Site Plan for exterior expansion of the existing Restaurant for an outdoor bar on the front patio. The property is located at 600 Route 28, Map 14, Parcel Z15 in the C-V Zoning District and is more commonly known as Ember Pizza. The application is pursuant to the Code of the Town Harwich §325-55.F. as set forth in M.G.L c. 40A §9.

B. **PB2018-23: 541-543 Main Street Condominiums Trust, as owner, c/o Matthew P. Kelley, Esq.** seeks approval of a Waiver of Site Plan for exterior expansion of the existing Restaurant for an outdoor bar on the back patio. The property is located at 541 Route 28, Map 14, Parcel U6 in the C-V Zoning District and is more commonly known as the Port Restaurant and Bar. The application is pursuant to the Code of the Town Harwich §325-55.F. as set forth in M.G.L c. 40A §9.

C. **PB2018-25 Town of Harwich (Selectmen), as owner**, seeks approval of a Waiver of Site Plan to extend the existing municipal parking lot at School House Road. The property is identified as 0 School House Road, Map 14, Parcel F3 in the R-M and C-V Zoning Districts. The application is pursuant to the Code of the Town Harwich §325-55.F.

(OVER)

D. PB2018-13 Eastward Homes Business Trust - Planning Board Signatures - Agreement & Covenant and Bascom Hollow Definitive Plan

E. Advisory Opinions - Board of Appeals June 27, 2018

F. Minutes - April 10, 2018, May 10, 2018

III. Old Business

IV. 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 – Tuesday, July 10, 2018

Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508.430.7514. Authorized Posting Officer: Elaine Banta,

ebanta@town.harwich.ma.us / 508.430.7511