

**Harwich Planning Board Agenda**  
**Griffin Room, Town Hall, 732 Main Street, Harwich**  
**Tuesday, January 28, 2020 – 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. **PB2019-49 Kyle Douglas**, as owner, seeks approval of a Use Special Permit for Alternative Access pursuant to the Code of the Town Harwich §325-18.P and -51. The proposal seeks access via a private driveway easement over 344 Oak St (Lot 2 shown on Plan Book 591 Page 64). The property is located at 334 Oak Street, Map 82, Parcel T1-3, in the R-L and Six Ponds Zoning Districts.
- B. **Continued PB2019-45 Royal Apartments LLC**, as owner, Alex Bardin, Representative, seeks approval of a Multi-Family Use Special Permits in the Harwich Center Overlay District and a Site Plan Review Special Permit for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.D and -51.O and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L, Harwich Center Overlay and Historic Districts. **Hearing continued from January 14, 2020.**
- C. **Continued PB2019-46 Greenskies Renewable Energy**, as applicant, All-Points Technology Corporation PC, as representative, seeks approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at Cranberry Valley Golf Course, owned by the Town of Harwich. The proposal consists of both a ground-mounted array and a rooftop array on the cart barn building. The property is located at 183 Oak Street, Map 61, Parcel H1 in the R-R and W-R zoning districts. **Hearing continued from January 14, 2020.**
- D. **Continued PB2019-27 Wychmere Harbor Real Estate LLC**, applicant & owner, c/o Attorney Andrew Signer, representative, seeks to amend a Site Plan Review Special Permit granted in Case PB2010-26 by making improvements to the existing beach club; including replacing the existing restaurant/pool equipment building, two swimming pools, the pool decking and other site improvements with a new restaurant building, a small restroom and retail building, a pavilion expansion, two smaller swimming pools and a new concrete pool deck, and various beach amenities. The applicant is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), §325-51 (structure greater than 7500 s.f.) and Chapter 400. The property is located in the RH-3 and R-L zoning districts at 23 Snow Inn Road, Map 8, Parcel P2-12. **Hearing continued from January 14, 2020.**
- E. **PB2019-47 525 Camelot, LLC** as owner, c/o Andrew Singer, Esq., representative, seeks approval of a Modification of a Site Plan Review Special Permit (PB2016-20 & 17-13) and a Restaurant / Fast Food Takeout Use Special Permit pursuant to the Code of the Town Harwich §§325-9, -14.O, -51 and 55. The use will be in association with a retail use and 24 seats (including 5 outdoor seats) are proposed. The property is located at 557 Route 28 (aka Harwich Port Commons), Map 14 Parcel V9 in the C-V and RH-1 zoning districts.

**III. Public Meeting\***

- A. New Business:
  - 1. Advisory Opinions: Zoning Board of Appeals
- B. Meeting Minutes: January 14, 2020
- C. Old Business:
  - 1. Continued Zoning Discussion:
    - A. IL Zoning District Expansion – Queen Anne Road
  - 2. PB2018-05 Cranberry Valley Golf Course Minor Site Plan changes discussion and possible vote
- 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, February 11, 2020.**

*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