

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Tuesday, August 13, 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: PB2019-15 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 June 11, 2019.*
- B. **Continued: PB2019-23 Edson Eldredge**, as applicant, c/o John D. McElwee, PLS, representative, Bleu Land LLC, as owner seeks approval of a 2-lot Definitive Subdivision with waivers and a panhandle lot pursuant to the Code of the Town of Harwich §325.18(Q) and MGL c.41, §81K-GG. The property is known as 1022 Queen Anne Road, Map 74, Parcel W-2 in the R-R & W-R Zoning Districts. *Continued from July 9, 2019.*
- C. **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. ***The Applicant has requested a continuance to October 22, 2019. No testimony will be taken at the 8/13/19 meeting.***
- D. **PB2019-28 Saumil Patel, as applicant**, c/o Howard Cahoon, representative, 711 Main ST, LLC as owners, seeks approval of a Restaurant, Fast Food - Take Out Use Special Permit pursuant to §325-13, § IV.32A of the Code of the Town of Harwich for property located at 711 Main Street, Map 41 Parcel D8 in the C-V zoning district.

III. Public Meeting*

- A. New Business:
 - 1. Advisory Opinions: Zoning Board of Appeals, August 28, 2019
 - 2. **PB2019-17 Cook** - Request to refund filing fee following withdrawal without prejudice.
- B. Meeting Minutes:
- C. Old Business: **PB2019-20 Toomey** Definitive Subdivision & Covenant Endorsement
- D. Briefings and Reports by Board Members
- E. Board Elections - Chair and Board Clerk (aka Vice Chair)

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, August 27, 2019.

Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.