

**Harwich Planning Board Agenda**  
**Griffin Room, Town Hall, 732 Main Street, Harwich**  
**Tuesday, August 27, 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. Continuance: **PB2019-22 Ronald M. Remondino and Lisa Stoker**, as owners, seek approval of a Site Plan Review Special Permit and Special Permits for Mixed Use and Village Commercial Overlay with waivers. The application proposes a 930± SF commercial addition, conversion of the second floor from residential use to commercial use and maintaining an existing residential dwelling unit at the rear of the building. The property is located at 521 Route 28, Map 14 Parcel P3-A in the C-V and V-C overlay districts and is pursuant to the Code of the Town Harwich §325-51.L, -51.M, and -55. Continued from July 30, 2019.
- B. **PB2019-29 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a four (4) lot Definitive Subdivision including one panhandle lot pursuant to §§ 325-18(Q) and 400 of the Code of the Town of Harwich and M.G.L. c.41, §§81K-GG. The property is located at 79 Headwaters Drive, Map 81, Parcel C1 in the R-R zoning district. *Please note: the applicant has requested a continuance to 9/24/19.*
- C. **PB2019-30 First Crush Winery Cape Cod, LLC**, applicant, Frank D. & Diane M. Puzio, owners, seek approval of a Modification of a Site Plan Review Special Permit related to parking regulations and for a new Use Special Permit for Retail Sales in the Industrial-Limited (I-L). The application is pursuant to the Code of the Town of Harwich §325-51 & -55. The property is located at 527 (Bldg. C) Main Street, Map 39, Parcels K6-16, -17 & -18 in the I-L Zoning District.
- D. **PB2019-31 KNT Realty Trust**, as applicant, c/o John D. McElwee, PLS, representative, for Timothy M. and Kerry A. Blanchard, TRS, as owners, seek 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 proposal would eliminate Saltwater Lane as shown on Land Court Plan 11783-D. The property is located at 2, 6, 10, 14 & 0 Saltwater Lane, Map 4, Parcels A1-A5 - A1-A9, respectively, in the R-L Zoning District.
- E. **PB2019-32 John E. Pina and Thomas J. & Jodie C. Blute**, as owners, c/o Kieran J. Healy, PLS, seeks approval of three (3) lot Modification of a Definitive Subdivision with waivers including one panhandle lot pursuant to the Code of the Town of Harwich § 325-18(Q) and M.G.L. c.41, §§81K-GG. The properties are located 1 & 2 J's Path, Map 72, Parcels C1-1 and C1-2, respectively, in the R-R zoning district.

**III. Public Meeting\***

- A. Old Business: **PB2016-07 Orthopedic & Sports Physical Therapy of Cape Cod** – Request to post bond and make changes to the site at 172 Route 137, East Harwich.

- B. New Business: Possible presentation by Cape Cod Commission Staff and discussion on potential recommendation of nomination of the West Harwich Corridor (Dennisport Town Line to Herring River) as a District of Critical Planning Concern.
- C. Meeting Minutes: July 30, 2019 and August 13, 2019
- D. Signatures of Board Members for Land Court and Registry of Deeds
- E. 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, September 10, 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