

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Thursday, November 7, 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: PB2019-27 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 Aug. 27, 2019. Please note that the applicant has requested a further continuance.*
- B. **Continued: PB2019-36 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 October 8, 2019.*

III. Public Meeting*

A. New Business:

1. **PB2018-38 Daniel W. O’Leary and Donna C. Goll**, as owners and J.M. O’Reilly & Assoc., as representative, seek endorsement of a two (2) lot Approval Not Required (ANR) plan entitled “Plan of Land” dated October 7, 2019 prepared by John M. O’Reilly, PLS, pursuant to M.G.L. c. §81 P and §400-9 of the Codes of the Town of Harwich for property located at 7 and 11 Daluze Drive, Map 71, Parcels H1-3 and H1-4 respectively. The parcels are in the R-R zoning district.
2. **PB2019-42 Pine Harbor Wood Products**, James R. McGrath, President, as applicant, seeks approval of a Waiver of Site Plan pursuant to the Code of the Town of Harwich §325-55.F to raze a non-conforming storage shop/shed and replace it with a conforming 44’ x 84’ open building operating the same use. The property is located at 259 Queen Anne Road, Map 58, Parcel N10-1 in the I-L zoning district.
3. **PB2018-13 Eastward Home Business Trust - Bascom Hollow** – seeks approval and endorsement to place Lot 4 back into a covenant and to release Lot 6 from covenant.
4. Zoning Amendment Discussion – begin discussion of potential zoning amendments for the May 2020 Annual Town Meeting
5. Review and approve the 2020 Hearing/Meeting Scheduled
6. Discuss & Clarify Some Policies, Processes & Procedures:
 - "Second the Motion for Discussion Purposes Only".
 - "Motion to Accept Request for Withdrawal w/o Prejudice / Motion to Close the Public Hearing"
 - "Documents made a Part of the Record"
 - "Referral to CCC for Limited DRI"

B. Old Business:

C. Meeting Minutes: September 10, September 24 and October 8, 2019

D. Advisory Opinions:

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, November 19, 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