

**PLEASE NOTE: DUE TO A POSTING ERROR THE FOLLOWING ITEMS WILL BE MOVED TO THE NOVEMBER 7, 2019 PLANNING BOARD MEETING.**

**Harwich Planning Board Agenda  
Griffin Room, Town Hall, 732 Main Street, Harwich  
Tuesday, October 22, 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 to December 3, 2019.*
- 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. Zoning Amendment Discussion – begin discussion of potential zoning amendments for the May 2020 Annual Town Meeting
3. Review and approve the 2020 Hearing/Meeting Scheduled
4. 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: Zoning Board of Appeals October 30, 2019  
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) – Thursday, November 7, 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