**Harwich Planning Board**

**Town Hall, 732 Main Street, Harwich, MA**

**Meeting Minutes**

**Tuesday, July 26, 2022**

**Board Members Present:**ChairDuncan Berry; David Harris, Craig Chadwick, William Stoltz, Emily Brutti and Anne Tucker.

**Board Members Absent:** Mary Maslowski

**Others Present:** Meggan Eldredge (Assistant Town Administrator), David Spitz Planning Consultant

**Call to Order**: Mr. Berry called the meeting to order at 6:30pm having established a quorum. Pledge of Allegiance recited.

**Public Hearings**
**PB2022-15 Main Street HP, LLC**

Mr. Berry opened by reading the notice.

Greg Siroonian, Rescom Architectural, introduced himself and Dennis Miller, principal of Main Street HP LLC. Mr. Miller discussed his other commercial businesses in connection to Harwich Port. Mr. Siroonian stated he understands this hearing will likely be more of a discussion with the Board and the public. He discussed relevant portions of the case and waivers requested, noting the changes made to increase parking spaces by using an adjacent property (at 569 Rte. 28) owned by Mr. Miller at 571 Route 28.

David Spitz, Planning consultant, introduced himself and discussed his consultant’s report, focusing on possible parking and traffic issues, and the importance of building setbacks in a village setting. He stated 38 parking spaces is not adequate for the proposed use and there are way to increase parking, by leasing space from neighbors and having conditions on the permit to ensure the coffee shop is not open at the same time as the restaurant. He discussed the traffic report done by the applicant may not reflect the seasonality of Harwich Port village and suggested the applicant’s traffic consultant show how far the traffic would likely back up and impact the existing problems at the Bank Street intersection. He noted an abutter’s traffic concern, which suggested the property have two smaller curb cuts with one way traffic, instead of one larger curb cut with two way traffic.

Mr. Siroonian stated a single curb is the best option for the project for various reasons, including fire safety, potential concerns obtaining two curb cut permits from the state and the placement of the outdoor restaurant patio being away from the curb cut. He stated the applicant is happy to review the landscaping with Conservation Agent.

The Board discussed parking, including a proposal to use spaces at 569 Route 28 or Heathers Hair Port and total number of parking required based on zoning, traffic and changing the curb cut with applicant.

The Board and the applicant discussed building layout, focusing on the retail spaces, entry doors and the aesthetics in the rear of the building.

Mr. Berry opened the public hearing.

Carol Costello, owner of a cottage behind the property, introduced herself and stated she is representing the entire condo association. She is concerned about the proposed parking lot which will be adjacent to the parking for the condos, because there could be more people illegally using their parking. She further discussed potential safety issues and asked if there will be any sort of barrier between the parking lot and the condo property line.

Mr. Miller responded there is a plan to create a natural barrier where Ms. Costello is concerned about that hasn’t been design yet because he wanted to make sure the parking lot would be something the Board would entertain.

Mr. Costello asked about the specifics of the easement and whether that property will be used for parking.

Mr. Miller discussed using the site plan to demonstrate how the project will use the property that includes the easement which does not include any parking spots, only access.

Becca Ahrensfeld, owner at 6 (2 & 4) Cross St, expressed traffic, parking and safety concerns. People already use her lot illegally for parking or to “just pick up a pizza.” She explained after multiple residents of Cross St have reached out to Deputy Chief Kevin Considine, the issue has been turned over to a Public Safety Committee and its likely there will be no parking allowed on the East side of Cross St very shortly, which would take away parking spaces. She is very concerned if another business opens is Harwich Port without adequate parking it will negatively affect her business, which has the proper amount of parking spaces.

Bob Cohn, Pleasant St, representing about 24 neighbors who sent a letter regarding parking concerns, and is concerned about how the proposed site may evolve, for example Perks, which started as a coffee shop and now has a liquor license. He stated the shared parking spaces on site is not realistic. He questioned how will there be oversight in the future considering parking is already inadequate for the use. He also stated having a parking lot directly on Route 28 will not fit aesthetically with the village.

Mr. Miller stated he would discuss an easement with the owner of Heather’s Hair Port.

Mr. Chadwick spoke for an abutter who could not attend that has traffic concerns and asked if a right turn only into the property would alleviate traffic.

Mr. Spitz said he thinks it could create more congestion and a traffic analysis would be needed and suggested the Board request the applicant prepare a traffic analysis.

The Board and Mr. Spitz continued to discuss traffic concerns.

Mr. Stoltz requested a clearer seating plan for the restaurant.

Mr. Chadwick requested all 3 lots proposed for parking need to be on the same site plan.

Mr. Harris moved to continue the case until August 23, 2022. Seconded by Mr. Stoltz. Vote 6-0. Motion carries; case continued.

**IV. PUBLIC MEETING**.

**Board Elections**
Mr. Harris moved to reappoint Mr. Chadwick as Vice Chair and Mr. Berry as Chair of the Board. Seconded by Mr. Stoltz. Vote 6-0. Motion carries.

**Community Preservation Committee**
Mr. Berry moved to reappoint Mary Maslowski for liaison to Community Preservation Committee. Seconded by Mr. Stoltz. Vote 6-0. Motion carries.

The Board gave signatures for Land Court and the Barnstable County Registry of Deeds

**Advisory Opinions/ Briefings/ Correspondence**
Nothing of special interest to the Planning Board from other regulatory boards.

**Adjournment:**

Mr. Stoltz moved to adjourn, seconded by Mr. Chadwick. Vote: 6-0; Motion carried. Meeting adjourned.

**Documents Used at Meeting:**

* Planning Board agenda 7/26/22
* Consultant’s report dated 8/18/2022
* Plan Materials dated 8/12/2022

Respectfully submitted,

Lecia McKenna

Approved: September 13, 2022