**Harwich Planning Board Agenda**

**Town Hall, Griffin Room**

**732 Main Street, Harwich**

**Tuesday, August 22, 2017 - 6:30 PM**

*Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508.430.7514.*

**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.*

**Public Hearing**

1. **Hearings**
	1. **PB2017-20 Karen Jennings-Flynn, Manager for Golden Years Deerfield Rd. LLC, as owner, Alan Mesquita, dba Alan’s Landscaping, as applicant, c/o Rick Hamlin, as representative** seeks approval of a Site Plan Review Special Permit with waivers (relative to driveway access and parking) for new construction. The property is located at 6 Deerfield Road, Map 55, Parcel T1-8, in the I‑L Zoning District. The application is pursuant to the Code of the Town Harwich §§325-55, and -18.P as set forth in M.G.L c. 40A §9.
	2. **PB2017-21** **Brian T.** **Stevens, as owner, Jay Horowitz, A.I.A., as representative**, seeks approval of a Use Special Permit for a detached Accessory Apartment. Via demolition of the existing shed, the proposal seeks to construct a single story, one bedroom residential unit. The property is located at 12 Olde Homestead Way, Map 112, Parcel A4-10, in the R‑R and W-R Zoning Districts. The application is pursuant to the Code of the Town Harwich §325-51.H and Article V as set forth in M.G.L c. 40A §9.

**Public Meeting**

1. **New Business\***
	1. **Approval Not Required: PB2017-12 Hybrid Built Homes LLC, owner, Mark Giarusso**, manager seeks approval of a three (3) lot division plan being a reconfiguration of Lot 6A and 7 as set forth in M.G.L. c. 41 §81 K-GG and more specifically §81 P (Approval Not Required). The parcel is identified as 11 & 13 Littlefield Pond Road, Map 65, Parcel W3 as shown on the plan entitled “Plan of Land” prepared for Hybrid Built Home, LLC, prepared by Dan Ojala, PLS, PE, dated August 04, 2017. The parcel lays in the R-R zoning district.
	2. Minutes for July 11, 2017 and July 25, 2017 - Vote to approve.
	3. Advisory Opinions for Board of Appeals June 28, 2017.
	4. Planning Board Public Hearing date change from October 24, 2017 to October 26,2017
2. **Old Business**
3. **Briefings and Reports by Board Members**

**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”.

***Subject to Change / Next Planning Board Meeting – Tuesday, September 12, 2017***

In accordance with state law, this legal notice will also be available electronically at www.masspublicnotices.org.

The Town is not responsible for any errors in the electronic posting of this legal notice.

Authorized Posting Officer: Elaine Banta, **ebanta@town.harwich.ma.us** / 508.430.7511