

Harwich Planning Board Agenda
Tuesday, January 12, 2021 – 6:30 PM

Town Hall, 732 Main Street, Harwich

This meeting will be held **VIA REMOTE PARTICIPATION ONLY**.
Access is available through GoToMeeting.com and live broadcast on Channel 18*

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- I. CALL TO ORDER** Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.
- II. JOINT PUBLIC HEARING – PURSUANT TO M.G.L. C. 83, § 10 AND CHAPTER 295 OF THE CODE OF THE TOWN OF HARWICH, THE TOWN ENGINEER, ACTING AS THE TOWN OF HARWICH STORMWATER AUTHORITY, WILL HOLD A JOINT PUBLIC HEARING WITH THE PLANNING BOARD:**
- A. Daniel Serber of NextGrid, Inc.** seeks a Local Stormwater Permit Application filed pursuant to the Town of Harwich Comprehensive Stormwater and Illicit Discharge Regulations to construct a ground mounted Photovoltaic Array with an accompanying stormwater management system. The property is located at 0 Depot Road, Map 64, Parcel S-1 and a continuance of the public hearing for **PB2020-27 NextGrid, Inc., as applicant**, Brian G. Yergatian, P.E., as representative, and Steven Clark, as owner, seek approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at property located at 0 Depot Road, Map 64, Parcel S-1 in the R-R zoning district. The property is only accessible via Mill Hill Road, Chatham. Hearing continued from 11/19/2020. *The Planning Board Hearing was continued from 12/17/2020 to allow for this joint hearing with the Town Engineer.*
- III. PUBLIC HEARINGS**
- A. Continuance: PB2020-24 195 Queen Anne Road, LLC, as applicant**, George A. McLaughlin III, as manager, Daniel A. Ojala, P.E., P.L.S., as representative, seeks approval of a Site Plan Review Special Permit and a Special Permit for structures with a gross floor area > 7,500 SF and 20 or more new parking spaces pursuant to the Code of the Town of Harwich §325-55 and §§325 9 and - 51 to construct an industrial warehouse/contractor structure (7 bays, 9,000 sf). The property is located at 195 Queen Anne Road, Map 58, Parcel F1-2, in the I-L zoning district. *Hearing Continued from 12/1/2020. Please note: the applicant has requested a continuance to March 9, 2021.*
- B. Continuance: PB2020-28 Cape Cod Oil Company, H. Tasha, TR. of M.J.T. Enterprises, as applicant**, Jacobs Driscoll Engineering, Inc., as representative, seeks approval of a Site Plan Review Special Permit with waiver to establish and install two (2) 30,000 gallon propane tanks along with appurtenant equipment fixtures and site features pertinent to the establishment of a new Heating Fuel Resale and Storage use, which is an allowable use within the zoning district. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 6 Station Avenue, Map 39, Parcel K3, in I-L zoning district. *Hearing continued from 12/1/2020. Please note: the applicant has requested a continuance to February 23, 2021.*

- C. *Continuance: PB2020-31 711 Main Street LLC*, Saumil Patel, manager, seeks approval to modify Site Plan Review Special Permit PB2019-18 to reduce the number of existing parking spaces by one (1) to accommodate the installation of an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 711 Main Street, Map 41, Parcel D8, in the C-V and Harwich Center Overlay zoning districts. *Hearing continued from 12/17/2020.*
- D. *Continuance: PB2020-26 The Royal Apartments LLC, as owner*, Benjamin E. Zehnder, Esq, Representative, seeks approval of Special Permits for Multifamily Use and Site Plan Review for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.Q (approved at the 9-26-2020 Town Meeting) and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L zoning district. *Hearing continued from December 17, 2020.*
- E. **PB2020-32 Wychmere Harbor Real Estate LLC**, applicant & owner, c/o Attorney Andrew Signer, representative, seeks to amend the Site Plan Review Special Permits granted in Cases PB2019-27 and PB2020-23, or in the alternative a new Special Permit to make additional alterations to the previously approved design of the Beach Club to re-design the pool area to include an additional pool, construct a new infant pool, create a fenced, natural lawn service alley along the east side, and make accompanying landscape and walkway revisions. The application is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), and Chapter 400. The property is located 23 Snow Inn Road, Map 8, Parcel P2-12, in the RH 3 and R L zoning districts.

IV. PUBLIC MEETING**

A. New Business:

1. **Minutes:** December 17, 2020
2. **Discussion on possible zoning amendments/rules and regulations amendment for 2021**
3. **Advisory Opinions:** Historic District & Historical Commission January 20, 2021
4. **PB2020-35 Our & Blanchard** - Approval Not Required Plan (ANR) - 103 and 105 Old Harwich Brewster Road, Map 65, Parcels R2 and R3 respectively.

B. Old Business:

1. **West Harwich DCPC** - Continued discussion on Design Guidelines
2. **Review and possible approval of 2020 Annual Town Report**

C. Briefings and Reports by Board Members

V. ADJOURN

***PLEASE NOTE:** *We request all who are attending this meeting to please observe the same courtesies that would be observed if you were here in person. If you need to conduct unrelated business before your item on the agenda comes up, we request you mute your line – Use *6 to mute and unmute your phone.*

**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, January 26, 2021.
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