

Harwich Planning Board Agenda
Tuesday, February 23, 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*

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/953732389>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 953-732-389

- 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. Wychmere Harbor Real Estate LLC, applicant & owner**, c/o David J. Michniewicz of Coastal Engineering Company, Inc., representative, seeks a Local Stormwater Permit to demolish existing restaurant/building, swimming pools, and patios and replace with a new restaurant building, swimming pools, and patios. The existing “Coastal Bar” building will be turned 90 degrees and moved back from the beach. The proposed project will decrease site coverage in the project area by 1,724+/- square feet. The proposed area of land disturbance is approximately 83,900 +/- square feet. The application is pursuant to the Town of Harwich Comprehensive Stormwater and Illicit Discharge Requirements. The property is located at 23 Snow Inn Road, Map 8, Parcel P2, in the RH 3 and R L zoning districts. **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. *The Planning Board Hearing was continued from 2/9/21.*
- III. PUBLIC HEARINGS**
 - A. 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 January 12, 2021. Please note that the applicant has requested a further continuance to April 13, 2021.*

- B. *Continuance: PB2020-34 Cool Change LLC, Allen Harbor Marine, applicant & owner, c/o Rob O'Neill, representative, seeks a Site Plan Review and Use Special Permit pursuant to §§325-55; 325-13, Use Table, paragraph IV.19; and 325-51 to construct a 4,102 square foot commercial building for a marine use (boat maintenance and repair) and associated parking at property located at 282 Route 28, Map 12, Parcel G2-1 in the CH-1 zoning district. *Hearing Continued from 2/9/21.**
- C. *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 2/9/21.**
- D. *Continuance: PB2020-33 Main Street Stone Horse, applicant & owner, c/o William F. Riley, Esq. representative, seeks a new Use Special Permit, to convert one of the two dormitory buildings, specifically the building known as 868 Route 28, into twenty two (22) one-bedroom apartments and to amend the previously approved Site Plan Review Special Permit granted under case PB2019-13 with additional parking requirement and other waivers. The application, is pursuant to the Code of the Town of Harwich §325-51.Q (Multifamily Use) and §325-55 (Site Plan Review). The property is located 872 Route 28, Map 25, Parcel A2, is located in the CH-1 zoning district. *Hearing continued from January 26, 2021. Please note: the applicant has requested a Withdrawal without Prejudice of this application.**

IV. PUBLIC MEETING**

A. New Business:

1. **Minutes:**

- A. January 12, 2021
- B. January 23, 2021
- C. February 9, 2021

2. **Zoning Amendment Discussions and Possible Votes:**

- A. West Harwich Special District
- B. Parking in the MRL and MRL-1 Zoning Districts

3. Zoning Board of Appeals Opinions for February 24, 2020.

B. Old Business:

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, March 9, 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