

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Tuesday, February 25, 2020 – 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 January 28, 2020.*
- B. **PB2020-03 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 2 Celebration Way, Map 81, Parcel C1-1 in the R-L District.
- C. **PB2020-04 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 6 Celebration Way, Map 81, Parcel C1-2 in the R-L District.
- D. **PB2020-05 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 14 Celebration Way, Map 81, Parcel C1-4 in the R-L District.
- E. **PB2020-06 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 10 Celebration Way, Map 81, Parcel C1-3 in the R-L District.
- F. **Zoning Amendment Public Hearing** - In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, February 25, 2020 not earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, to consider an amendment to the Harwich Zoning Codes:

Article ____: To see if the Town will vote to amend the Code of the Town of Harwich – Zoning by deleting the definition of “Essential Services” within §325-2 – Definitions and by deleting within §325-13 – Table 1, Paragraph II – Public and Quasi Public Uses, Item 3 – Essential services; facility, utilities.

III. Public Meeting*

- A. New Business:
- PB2020-07 Kristen Myers, Tr.**, Grey House Property Management Trust as owner, Atty. William Crowell, as representative, seeks approval of a Waiver of Site Plan Review pursuant to the Code of the Town of Harwich §325-55.F to construct a first floor addition, a 12’ x 14’ shed for commercial storage, new first floor access, steps and landing along with improvements to the second floor steps and landing. The property is located at 515 Route 28, Map 14, Parcel Q11-1 in the C-V and V-C overlay zoning districts.
 - PB2015-12 Arthur’s Way Partial Covenant Release Lot 6 & 7**
 - Advisory Opinions: Zoning Board of Appeals February 26, 2020
- B. Meeting Minutes: January 28, 2020 and February 11, 2020
- C. Old Business:
- D. 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) – Tuesday, March 10, 2020.

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