

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Tuesday, April 9, 2019 – 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 – All Hearings Continued from March 26, 2019

- A. PB2019-03 Harwich Retail LLC**, as applicant, c/o Matthew Bombaci, P.E., Bohler Engineering, representative, Bruce MacGregor, TR., Sunrise Nominee Trust, as owner seeks approval of a Site Plan Review Special Permit with waivers to construct a 7,489± SF retail structure and a Use Special Permit for structures requiring twenty or more parking spaces. The application is pursuant to the Code of the Town of Harwich §325-09, -51 and -55. The properties are located at 48 & 52 Route 28, Map 10, Parcels D4-1 and -2, in the C-H-1 & R-R Zoning Districts.
- B. PB2019-07 Joseph E. Preston and Caren T. Keeney**, as owners, c/o Wm. Crowell, Esq., representative, seeks approval of a Use Special Permit with waivers for Alternative Access pursuant to the Code of the Town Harwich §325-18.P and §325-51. The proposal seeks to establish an easement via 12 Pleasant Valley Road, Map 101, Parcel X8-217 for use by 81 Sequattom Road, Map 101 Parcel W2-A. The parcels are located in the R-R Zoning District.
- C. PB2019-08.A & B Lindsay and Mary Ellen Strode**, as owners, c/o Wm. Crowell, Esq., representative, seek approval of two (2) Use Special Permit with waivers. The applications seek to convert the existing residential, detached garage/workshop structure as follows: A.) create a one-bedroom, first floor, accessory apartment; and B.) create a separate, detached, residential, accessory building with one bedroom on the second floor. The applications are pursuant to the Code of the Town Harwich §325-51.H for the accessory apartment and §325-18.P and §325-51 for the residential, accessory building with bedrooms. The property is located at 362 Great Western Road, Map 38 Parcel N1 in the R-M Zoning District.
- D. PB2019-09 10 Yen LLC & 554 Street Bar LLC, as applicant/tenant**, c/o Michael Jacek, HP Property Investment LLC, as owner seeks approval of a Site Plan Review Special Permit with waivers and a modification of a previously approved Site Plan Special Permit (PB2013-14) to establish a restaurant use, along with the existing Restaurant Fast Food Take Use, and to add outdoor seating at the front of the building, which would include hard and softscape features for property located at 554 Route 28, Map 14 Parcel T7 in the C-V, V-C Overlay and R-M zoning districts. The application is pursuant to the Code of the Town of Harwich §325-51, -51.L and -55.

III. Public Meeting*

- A. New Business
 - 1. Covenant Release Request -PB2008-03 Belmont Estates (Littlefield Pond Road)
 - 2. Covenant Release Request -PB2015-12 Chase (Arthur's Way)
- B. Meeting Minutes: February 26, 2019 & March 12, 2019
- C. Advisory Opinions
- D. Old Business
- E. 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, April 23, 2019

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