**Harwich Planning Board Agenda**

**Small Hearing Room, Town Hall, 732 Main Street, Harwich**

**Tuesday, May 14, 2019 – 6:30 PM**

# **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**

1. Continued: **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$\pm $ 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. Continued from 4/23/19.
2. Continued: **PB2019-13 Main Street Stone Horse LLC**, as owner, c/o William F. Riley, Esq., seeks approval of a Site Plan Review Special Permit with waivers and a Special Permit for structures greater than 7,500 s.f. to redevelop the property known as the Stone Horse. The proposal includes the construction of two (2) new dormitory buildings (Board of Appeals decision #2018-32, granted October 31, 2018); appurtenant sheds, site improvements; demolition of three (3) motel buildings, one wood frame dwelling and two (2) sheds; reconfiguration of the existing driveways and parking areas; renovation of the existing office/dwelling and the relocation and rehabilitation of the gazebo. The property is located at 872 Route 28, Map 25 Parcel A2 in the C-H-1 zoning district. The application is pursuant to the Code of the Town of Harwich §§325-9, -51 and ‑55. Continued from 4/23/19.
3. **PB2019-15 Deerfield Nominee Trust**, William Marsh, TR., as owner, seeks approval of a Site Plan Review Special Permit with waivers for new construction of a 5,845 SF metal structure for industrial use. The property is located at 4 Deerfield Road, Map 45, Parcel T1-7 in the I-L zoning district. The application is pursuant to the Code of the Town of Harwich §325-51 and -55.
4. **PB2019-16 Taylor Powell**, as applicant, c/o Daniel A. Ojala, PLS, 545 Main Street Realty Trust, as owner, seeks approval of a Site Plan Review Special Permit with waivers to change the retail use to a restaurant use with 39 seats. The property is located at 545 Route 28, Map 14 Parcel U8 in the C-V Zoning District. The application is pursuant to the Code of the Town Harwich §325-51 and -55.

**III. Public Meeting\***

## New Business

## Meeting Minutes: 3/26/19 and 4/23/19

## Advisory Opinions: HDHC 5/15/19 & ZBA 5/29/19

## Old Business

## 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”

***Next Planning Board Meeting (Subject to Change) – Thursday, May 30, 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