

Harwich Planning Board Agenda
Griffin Room, Town Hall, 732 Main Street, Harwich
Tuesday, June 25, 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

- A. Continuation: **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. Continued from 6/11/19.
- B. Continuation: **PB2019-18 Saumil Patel**, as applicant, c/o Howard Cahoon, representative, Elie and Rabih Bassil, Trs., et al, as owners, seeks approval of a Site Plan Review Special Permit with waivers and Use Special Permits for 1.) Structures with a gross floor area greater than 7,500 SF, 2.) Structures requiring 20 or more new parking spaces, 3.) Mixed Use and a 4.) Harwich Center Overlay Special Permit. The application proposes to redevelop the property by razing the former gas station and constructing a retail store with two (2) dwelling units above. In addition thereto, the proposal seeks to reduce the curb cuts at Main Street and make certain appurtenant improvements. The property is located at 711 Main Street, Map 41 Parcel D8 in the C-V, H-C Overlay zoning districts. The application is pursuant to the Code of the Town Harwich §325-9, -51, -51.M, -51.O and 55. Continued from 6/11/2019.
- C. Continuation: **PB2019-20 Mark and Andrea Toomey**, c/o J. Thaddeus Eldredge, PLS, East-SouthEast, Inc., seeks approval of a two (2) Lot Definitive Subdivision pursuant to M.G.L. c.41 §81K-GG, and §400 of the Code of Town of Harwich for property located at 0 Long Pond Drive, Map 102 Parcel E1-2 in the R-R zoning district. Continued from 6/11/2019.
- D. Continuation: **PB2019-14 Town of Harwich (Cemetery)**, as owner, seeks approval of a Site Plan Review Special Permit with waivers to establish a Pet Burial Grounds with walking paths, parking area and a gazebo. The property is located at 276 Queen Anne Road, Map 69 Parcel M1 in the I-L Zoning District. The application is pursuant to the Code of the Town Harwich §325-51 and -55. Continued from 4/23/19. **Please Note: request to withdraw without prejudice has been received**
- E. Continuation: **PB2019-17 David Cook**, as applicant, Valerie Hewitt, Representative of the Michael I. Sabina Trust, as owner, seeks approval of a Site Plan Review Special Permit with waivers and Use Special Permits for Mixed Use. The application proposes to construct a 2,400 SF office building with two (2) dwelling units above. Certain appurtenant improvements are also included in the proposal and specifically, includes a private shared parking easement with abutter Villa Roma. The property is located at 282 Route 28, Map 12 Parcel G2-1 in the C H 1 zoning district and is pursuant to the Code of the Town Harwich §325-9, -51, -51.M, and 55. Continued from May 30, 2019. **Please Note: request to withdraw without prejudice has been received.**
- F. **PB2019-22 Ronald M. Remondino and Lisa Stoker**, as owners, seek approval of a Site Plan Review Special Permit and Special Permits for Mixed Use and Village Commercial Overlay with waivers. The application proposes a 930± SF commercial addition, conversion of the second floor from residential use to commercial use and maintaining an existing residential dwelling unit at the rear of the building. The property is located at 521 Route 28, Map 14 Parcel P3-A in the C-V and V-C overlay districts and is pursuant to the Code of the Town Harwich §325-51.L, -51.M, and -55.

III. Public Meeting*

- a. New Business
- b. Meeting Minutes: 4/9/19, 5/14/19, 5/30/19 & 6/11/19
- c. Advisory Opinions: Board of Appeals 6/26/19
- 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, July 9, 2019.

Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.