Harwich Planning Board

Town Hall, 732 Main Street, Harwich, MA – Griffin Room

Meeting Agenda

Tuesday, October 4, 2022 – 6:30 PM

This meeting of the Planning Board will be held in-person and may be available as a live broadcast on Channel 18. Members of the public with an interest in any portion or specific item on the agenda should plan for in-person attendance.

1. **Recording Notice; Call to Order**

*According to MA Law anyone who intends to record the meeting must first notify the Chair who will then inform the other attendees at the start of the meeting.*

1. **Pledge of Allegiance**
2. **Public Hearing\*\***
3. **Case No. PB2022-17 Mason Family Realty Trust, Kenneth and Jill Mason, Trustees owner/applicant,** Atty William Crowell, Representative, seeks approval of a Waiver of Site Plan Review and two (s) use special permits for Mixed Use development in the Village Commercial Overlay District for a portion of the “Mason Jar Condominiums” complex (Units 1, 2 and 3). The proposal seeks to convert the former restaurant establishment into a new commercial art studio and a residential unit on the first floor. No changes are proposed to units 2 and 3. The request is pursuant to the Code of Town of Harwich, §§ 325-55.F, -51.L and -51.M. The subject property is located at 544 Route 28, Assessors ID 14 / F4-C1-1, F4-C1-2 and F4-C1-3, located in the C-V zoning district in the Commercial Village Overlay District.
4. **Case No. PB2022-19 Eastward Companies, William Marsh, President**, seeks approval of a Modification of an approved Definitive Subdivision plan to waive construction of certain portion of the sidewalk in front of Lot 5 & Lot 6. Said subdivision is known as Bascom Hollow. The applications is pursuant to the Code of the Town of Harwich Chapter 400 and MGL c. 41 §88 K-GG. Bascom Hollow is located on Map 97 in the R-R & W-R overlay zoning districts.
5. **Case No. PB2022-21 715 Harwich LLC, Saumil G. Patel, Manager,** Atty. Howard Cahoon, Jr. Representative, seeks approval of a Special Permits for Mixed Use, Site Plan Review and Harwich Center Overlay pursuant to the Code of Town of Harwich §§325-51.M , -51.O and -55. The property is located at 715 Main Street, Assessors ID 40-D7-1 in the C-V zoning district.
6. **Case No. PB2022-22 721 Harwich LLC, Saumil G. Patel, Manager,** Atty. Howard Cahoon, Jr. Representative, seeks approval of a Special Permits for Mixed Use and Site Plan Review pursuant to the Code of Town of Harwich §§325-51.M and -55. The property is located at 721 Main Street, Assessors ID 40-D5-1 in the C-V zoning district.
7. **Public Meeting**
8. Covenant Release – PB2019-43 Eastward Homes, Elijah Woods & Lucy Lane (Partial)
9. Requests for Inspection – Sign Off/ As-Built:

Con’t case: Main Street Stone Horse, LLC, PB2019-13 – Request to continue to October 25, 2022

1. Briefings, Correspondence, Advisory Opinions:
2. **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****) – October 25, 2022***

*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