Harwich Planning Board

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

**Meeting Agenda**

Tuesday, October 10, 2023 – 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 Hearings**

**Case # PB2023-20 (Continued from 6.27.23, 7.11.23, 7.25.23, 8.22.23 and 9.12.23) Main Street Stone Horse, LLC,** through its agent, Attorney William Riley is seeking a modification of a Site Plan Special Permit (PB2019-13) in order to reduce patios and walkways and increase parking. The application is pursuant to the Code of the Town of Harwich §325-55, in accordance with MGL c. 40A Section 9. The property is located at 878 Route 28, Assessor’s Map 25, Parcel A2. The property is located in the Commercial High Density (CH-1) Zoning District.

**Case # PB2023-29 157 Route 137 LLC, Owner,** through their agent **Attorney Michael Ford** are seeking a waiver for a Special Permit or alternatively, waiver of Special Permit Site Plan Review, pursuant to the Harwich Zoning Bylaw Sections 325-51. The proposed expansion is to create additional office space. The property is located at 157 Route 137, Map 87, Parcel U2-1 in the Commercial Highway 2 (CH-2) and Water Recharge (Zone II) Zoning Districts.

**Case # PB2023-30 The Royal Apartments LLC, Owner,** through their agent **James Bustamante** seek a modification to a site plan special permit case number PB2019-45pursuant to the Harwich Zoning Bylaw Sections 325-51. The proposed modification is to change exterior lighting and light poles. The property is located at 328 Bank Street, Map 41, Parcel N4 in the Multi-Family Residential Low (MRL) Harwich Center, and Harwich Historical District Zoning Districts.

1. **Public Meeting**

**Planning Board Business**

New Business:

1. Approval of Minutes: 9/26/23
2. Discussion regarding Planning Board representation with the CPC.

**Adjourn**

Documents and plans related to these applications may be viewed on the [Planning Board's home page](https://www.harwich-ma.gov/planning-board/pages/planning-board-regulatory-project-applications) and are on file with the Town Clerk and the Planning Department at Town Hall, 732 Main Street, Harwich, MA 02645 and may be viewed during regular Town Hall hours. Email [sdelaney@town.hawich.ma.us](mailto:sdelaney@town.hawich.ma.us).

Oct 10, 2023, 6:30 – 9:30 PM (America/New York)

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**\*\***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 24, 2023***

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

Authorized Posting Officer: Shelagh Delaney, sdelaney@harwich-ma.gov or 508-430-7511