Harwich Planning Board

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

Meeting Agenda

Tuesday, November 22, 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\*\***

\*\* Welcome new Planning Assistant, Shelagh Delaney (sdelaney@town.harwich.ma.us)

1. **PB2022-23 Christopher W. Our, Hybrid Built Homes LLC, Janet Shea Our, Bryan Blanchard and Scott Owen Our, as owners.** The applicant seeks approval of a seven (7) lot definitive subdivision plan with waivers and a panhandle lot. The application is pursuant to the Code of the Town of Harwich c.400, Article II and MGL c. 41 §81 K-GG. The property is located at Off Littlefield Pond Road - Map 77 Parcels C20 - 11 Littlefield Pond Rd. and includes Map 77 Parcel C22 – 0 Littlefield Pond Rd., a portion of Map 77 Parcel C23 – 0 Littlefield Pond Rd., Map 65 Parcels R2 – 103 Old Harwich Brewster Rd. and Map 65 Parcel R3 – 105 Harwich Brewster Rd. The parcels are in the R-R & W-R zoning districts.
2. **Public Meeting**
3. Requests for Inspection – Sign Off/ As-Built:

Continued case: **PB2019-13 Main Street Stone Horse, LLC**, Representative William Riley, ESQ. presenting

1. Approval Not Required Plan (ANR)

**PB2022-25 27 Soundview LLC & Jane C. Ayoub,** via their agent, David Lyttle of Ryder & Wilcox, Inc**.,** seek endorsement of an ANR plan to divide 2 lots of land in order to convey an equal area land swap in such a manner so as no lot affected is left without the required frontage as described in Article VI Section 325-15, 325-16 and Table 2. The properties are located at 23 & 27 Soundview Rd, Map 26, Parcels L1-9 and L1-10 in the R-M zoning district. (Book 32390, Page 9 and Book 24459, Page 254). Said application is pursuant to the Code of the Town of Harwich Chapter 400 Section 11 and MGL c. 41 §81 K-GG. .

1. Briefings, Correspondence, Advisory Opinions: Board of Appeals, November 30, 2022.
2. Minutes: Approval of Minutes from September 13, 2022.
3. **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****) – December 13, 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: Shelagh Delaney, sdelaney@town.harwich.ma.us or 508-430-7511