

Harwich Planning Board Agenda
Tuesday, December 1, 2020 – 6:30 PM

Town Hall, 732 Main Street, Harwich

This meeting will be held **VIA REMOTE PARTICIPATION ONLY**.
Access is available through GoToMeeting.com and live broadcast on Channel 18*

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I. Call to Order Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order.

II. Public Hearings -

A. Continued: PB2020-24 195 Queen Anne Road, LLC, as applicant, George A. McLaughlin III, as manager, Daniel A. Ojala, P.E., P.L.S., as representative, seeks approval of a Site Plan Review Special Permit and a Special Permit for structures with a gross floor area > 7,500 SF and 20 or more new parking spaces pursuant to the Code of the Town of Harwich §325-55 and §§325-9 and -51 to construct an industrial warehouse/contractor structure (7 bays, 9,000 sf). The property is located at 195 Queen Anne Road, Map 58, Parcel F1-2, in the I-L zoning district. *Please note: the applicant has requested a continuance to January 12, 2021.*

B. PB2020-29 David & Kristen Kimball, owners, William D. Crowell, Esq., representative, seeks approval of a Use Special Permit with waivers for a residential accessory structure with bedrooms. The application is pursuant to the Code of the Town of Harwich §§325-09 and -51. The property is located at 452 Long Pond Drive, Map 104, Parcel E8-2, in the R-R zoning district.

C. PB2020-28 Cape Cod Oil Company, H. Tasha, TR. of M.J.T. Enterprises, as applicant, Jacobs Driscoll Engineering, Inc., as representative, seeks approval of a Site Plan Review Special Permit with waiver to establish and install two (2) 30,000 gallon propane tanks along with appurtenant equipment fixtures and site features pertinent to the establishment of a new Heating Fuel Resale and Storage use, which is an allowable use within the zoning district. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 6 Station Avenue, Map 39, Parcel K3, in I-L zoning district. *Please note: the applicant has requested a continuance to Jan. 12, 2021*

III. Public Meeting**

A. New Business:

1. **Minutes:** November 10, 2020 and November 19, 2020
2. **Advisory Opinions:** Zoning Board of Appeals & Historic District Historical Commission

B. Old Business:

1. **PB2019-19 Freeman Ellis** – Endorsement of Covenant Agreement and Definitive Subdivision

C. Briefings and Reports by Board Members

IV. Adjourn

**PLEASE NOTE: We request all who are attending this meeting to please observe the same courtesies that would be observed if you were here in person. If you need to conduct unrelated business before your item on the agenda comes up, we request you mute your line –*

*Use *6 to mute and unmute your phone.*

****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, December 17, 2020.
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