

Harwich Planning Board Agenda  
**Thursday, December 17, 2020 – 6:30 PM**  
Griffin Room, 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\*

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/498931357>

**You can also dial in using your phone.**

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**Access Code: 498-931-357**

- 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. **PB2020-30 Starlight 4 LLLP, 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 14 Woodland Road, Map 14, Parcel X2-2, in the R-L zoning district.
- B. **PB2020-31 711 Main Street LLC, Saumil Patel, manager**, seeks approval to modify Site Plan Review Special Permit PB2019-18 to reduce the number of existing parking spaces by one (1) to accommodate the installation of an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 711 Main Street, Map 41, Parcel D8, in the C-V and Harwich Center Overlay zoning districts. *Please note: the applicant has requested a continuance to 1/12/2021*
- C. *Continuance:* **PB2020-26 The Royal Apartments LLC, as owner**, Benjamin E. Zender, Esq., Representative, seeks approval of Special Permits for Multifamily Use and Site Plan Review for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.Q (approved at the 9-26-2020 Town Meeting) and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L zoning district. *Hearing continued from 11/19/20. Please note: the applicant has requested a continuance to 1/12/2021*
- D. *Continuance:* **PB2020-27 NextGrid, Inc., as applicant**, Brian G. Yergatian, P.E., as representative, and Steven Clark, as owner, seek approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at property located at 0 Depot Road, Map 64, Parcel S-1 in the R-R zoning district. The property is only accessible via Mill Hill Road, Chatham. *Hearing continued from 11/19/2020. Please note: the applicant has requested a continuance to 1/12/2021*

**III. PUBLIC MEETING\*\***

- A. New Business:
1. **Minutes:** December 1, 2020
  2. **PB2018-13 & PB2020-12 Eastward MBT LLC** - Request for Town Snow Plowing Bascom Hollow
  3. **2020 Annual Report**
- B. Old Business:
1. **West Harwich DCPC** - Continued discussion on Design Guidelines

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) – Tuesday, January 12, 2021.***

***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**