Harwich Planning Board

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

**Meeting Agenda**

**Tuesday, January 09, 2024 – 6:30 PM**

This meeting of the Planning Board will be held in-person and will also be available via the GoToMeeting format (see login information at the close of this document). 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**

**Some cases may be heard out of order.**

**Case # PB2023-35 (CONTINUED from 11.28.23) Rowoliver Nominee Trust, David Crosbie & Steven Farnsworth, Trustees,** through their agent**, Attorney Bejamin E. Zehnder** seek a Site Plan Review Special Permit to develop a portion of the property as a self-storage unit and a Change of Use from a Two-family to a Multi-family Usepursuant to the Harwich Zoning Bylaw Sections 325-51 and 325-55. The property is located at 481 Depot Street, Map 36, Parcel B1 in the IL and RR Zoning Districts.

**Applicant has submitted a written request to continue CASE PB2023-35 until no sooner that 6:30 on Tuesday, March 12, 2024.**

**Case # PB2023-34 (CONTINUED from 11.28.23) Karen & George Oliver, through their agent, Kent Drushella** have applied for a Special Permit for a Two-Family Dwelling in order to build a 2nd residential structure connected by a roof or series of roofs.  The application is pursuant to the Code of the Town of Harwich c.325-51 N, as directed by MGL c. 40A Section 9. The property is located at 86 Miles St., Assessor’s Map 14 Parcel B9. The property is located in the RL Zoning District.

**Case # PB2024-01 Coastline Construction, Inc.,** through its agent, Attorney James Norcross is seeking a MODIFICATION of a Site Plan Special Permit in order to construct a small addition and a deck. This application is pursuant to the Harwich Zoning Bylaw Sections 325-55 as directed by MGL c. 40A Section 9. The property is located at 466 Route 28, Map 13, Parcel F8–B1 in the Commercial Village (CV) and Residential Medium (RM) zoning Districts.

1. **Public Meeting**

 **Requests for Waivers From Site Plan Review for Town Wastewater Pump Stations:**

* **Case # PB2024-02 Town of Harwich,**  c/o Daniel Pelletier, Harwich Water Department, 196 Chatham Rd., Harwich, MA 02645 for the property located at Bovacove Traffic Circle, Assessors’ Map 126 in the RR Zoning District;
* **Case # PB2024-03 Standish Woods Assoc.,** c/o Joseph F. Powers, Town of Harwich, 732 Main St., Harwich, MA 02645 for the property located at 0 Standish Woods Cir., Assessors’ Map 112, Parcel C5-64 in the RR Zoning District;
* **Case # PB2024-04 Town of Harwich,**  c/o Daniel Pelletier, 196 Chatham Rd., Harwich, MA 02645 for the property located at the intersection of Route 39 and Church St. Traffic Island, Assessor’s Map 126 in the RR Zoning District;
* **Case # PB2024-05 Brian Springsteen,** c/o Joseph F. Powers, Town of Harwich, 732 Main St., Harwich, MA 02645 for the property located at 3 Wilma’s Way, Assessors’ Map 117, Parcel P1-1 in the RR Zoning District;
* **Case # PB2024-06 Town of Harwich,**  c/o Daniel Pelletier, 196 Chatham Rd., Harwich, MA 02645 for the property located at 0 Pleasant Bay Rd., Assessors’ Map 114 in the RR Zoning District

**Case # PB2020-27 NextGrid Inc.,** requests an extension on a Site Plan Review Special Permit to establish a Large Scale Photovoltaic Array for the property at 0 Depot Road which decision was filed with the Town Clerk on 1/14/21 and extended for one year on January 10, 2023.

1. **Planning Board Business**

New Business:

1. Members to sign covenant release for Shelley Path
2. Members to Sign Plan for Dorset Drive Modification – PB2023-31
3. Approval of Draft Minutes: 12/12/23
4. Comprehensive Town Planning update.
	1. Local Comprehensive Plan Survey.
	2. February 7, 2024 Rules and Responsibilities Training for Planning and Zoning Board by Town Counsel – 4PM – Town Hall

**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.

Jan 9, 2024, 6:30 – 8:30 PM (America/New York)
**Please join my meeting from your computer, tablet or smartphone.**
<https://meet.goto.com/489438541>
**You can also dial in using your phone.**
Access Code: 489-438-541
United States: +1 (224) 501-3412
**Get the app now and be ready when your first meeting starts:**
<https://meet.goto.com/install>

 **\*\***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****) – January 23, 2024***

*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