Harwich Planning Board

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

**Meeting Agenda**

Tuesday, February 28, 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**

 **\* iii. Public Hearings – Proposed Zoning Bylaw Amendments – May Annual Town Meeting**

1. Accessory Apartments - Code of the Town Of Harwich §325 Article V Section 14. T. Supplemental Regulations.
2. Solar Photovoltaic Instillations - Code of the Town of Harwich §325 Article XXII Large Scale Ground-Mounted Photovoltaic Arrays.
3. Floodplain Regulations - Code of the Town Of Harwich Article XVII §325 –Floodplain Regulations
4. **Public Hearing - Case #. PB2023-04 Karen & George Oliver, Oliver Homes, LLC,**

The owner of 86 Miles St., Assessor’s Map 14, Parcel B9 has petitioned the Planning Board for a Special Permit, pursuant to the Code of the Town of Harwich §325-51 N to construct a second home, in addition to the existing primary dwelling unit. Kent Drushella - Agent for the owner.

**Continued Public Hearing - Case #. PB2023-03 - Ripple Realty Trust, David J. Plunkett, Trustee -** The subject property is located at 338 Bank St.; Assessor’s Map 41, Parcel D1-3. The owner has petitioned the Planning Board for aUse Special Permit (Mixed Use) & Site Plan Special Permit for a 2nd floor apartment pursuant to the Code of the Town of Harwich § 325-51 M, § 325-51 O. and § 325-55. The owner / agent is Gregory Winston.

1. **Planning Board Business**
2. Vote to approve Minutes from February 14, 2023.
3. Discussion of draft Zoning Bylaw amendments for the May Annual Town Meeting
4. **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.

 **\*\***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****) – March 14, 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@town.harwich.ma.us or 508-430-7511

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\* TEXT HIGHLIGHTED IN YELLOW REPRESENTS CHANGES TO THE AGENDA MADE ON 2-22-23 BY PAUL HALKIOTIS AT 1:28 PM

The original public hearing notice was posted on 2/14/23 at 12:47 PM Shelagh Delaney