Harwich Planning Board

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

**Meeting Agenda**

Tuesday, April 25, 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**
2. **Public Hearing**

**Case # PB2023-12 (CONTINUED FROM 4.11.23) Karen & George Oliver of Oliver Homes, LLC, through their agent, Kent Drushella** have applied for a Special Permit for an Alternate Access driveway. The application is pursuant to the Code of the Town of Harwich §325-18 K and 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 Residential Low (RL) Zoning District. **THIS CASE IS BEING HEARD IN CONJUNCTION WITH**:

**Case # PB2023-04 (CONTINUED FROM 2.28.23 and 4.11.23) Karen & George Oliver of Oliver Homes, LLC, 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, in accordance with 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 # PB2023-06 (CONTINUED FROM 3.14.23 and 4.11.23) -**The Eastward Companieshas applied for a Modification to an approved Definitive Subdivision Plan known as Dorset Drive, Assessor’s Map 98, Parcels B1-1, B1-2 & B1-3. The proposed modification would reconfigure lot 2 with compliant frontage and create one panhandle lot, reducing the length of the road and conveying one lot to an abutter. The application is pursuant to the Code of the Town of Harwich §400-11 (C). The properties are located in the Rural Residential (RR) and the Drinking Water Resources Protection District (DWRPD) Zoning Districts.

**Case # PB2023-07 (CONTINUED FROM 3.14.23 and 4.11.23) Round Cove Resort Owner, LLC and 4 Cove Landing Road Owner, LLC** are seeking a Site Plan Review & Use Special Permit for an increase in allowed hotel/motel use by more than 7,500 square feet of floor area, as required pursuant to the Harwich Zoning By-Law sections 325-9 and 325-51. The proposed building expansion is to create additional hotel rooms and to renovate buildings at Wequassett Resort & Golf Club. The property is located at 2173 Rt. 28, Head of the Bay Resort, Map 115, parcel S1-3 in the Commercial Highway 2 (CH-2) Zoning District.

**Case # PB2023-10 Mark and Andrea Toomey,** through their agent, J. Thaddeus Eldredge, PLS, are seeking a Modification of a Definitive Subdivision Plan. The application is pursuant to the Code of the Town of Harwich §400-11 (C), and MGL c.41 Subdivision Control law. The properties are located at 0 Quinapoxet Way, Assessor’s Map 102, Parcels E1-3 and E1-4 in the Rural Residential (RR) Zoning District.

**Case # PB2023-11 (CONTINUED FROM 4.11.23) Paul Sweetser,** Agent for Dewitt P. Davenport, Tr**.** is requesting a Special Permit for a Two-Family Use in order to construct a duplex with two 2-bedroom units. The application is pursuant to the Code of the Town of Harwich §325-51N and MGL CH 40A sec 9. The property is located at 958 Orleans Rd., Assessor’s Map 51, Parcel S9 in the Residential Rural (RR) Zoning District.

**Case # PB2023-13 CONTINUES UNTIL 5.23.23 Douglas Deschenes,** Agent for Kevin S. Tomany and Tara E. Kane-Tomanyis requesting a Special Permit in order to construct and maintain a barn and paddock area for 2 horses within the Drinking Water Resource Protection District (DWRPD). The application is pursuant to the Code of the Town of Harwich §325-14E, §325-51C and MGL CH 40A sec 9. The property is located at **230 Church Street**., Assessor’s Map 98, Parcel B3-9 in the Residential Rural (RR) and Drinking Water Resource Protection (DWRPD) Zoning Districts.

1. **Planning Board Business**
2. Vote to approve Minutes from February 28, 2023, March 14, 2023 AND March 28, 2023.
3. A vote to approve a **request for a Covenant Release for PB2015-12, Arthur’s Way, Mark Smith, Applicant.**.
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](mailto: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****) – May 9, 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

Planning Board

Apr 25, 2023, 6:30 – 8:30 PM (America/New\_York)

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