Harwich Planning Board

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

**Meeting Agenda**

Tuesday, May 23, 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 Hearings**

**Case # PB2023-08 (Continued from 3.28.23 and 5.9.23) Richard Thompson,** through his agent, Bayside Build & Remodelis requesting a Special Permit for a Two-Family use. 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 100 Route 28, Assessor’s Map 10, Parcel L5 in the Residential Medium Density (RM) and Commercial Highway 1 (CH-1) Zoning Districts.

**Case # PB2023-07 REQUEST TO CONTINUE (CONTINUED FROM 3.14.23, 4.11.23 and 4.25.23) 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 # PB2023-13 VOTE TO WITHDRAW (CONTINUED FROM 4.25.23) 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.

**Case # PB2023-16, Chelsea Nicolas et al & Jason Strohmaier** are requesting a Site Plan Review and Change of Use in order to convert their main house into a 5 unit bed-and-breakfast with expanded parking. The application is pursuant to the Code of the Town of Harwich §325-55, §325-153, §325-39 and MGL CH 40A sec 9. The property is located at **115 Route 28**, Assessor’s Map 10, Parcel W7-1 in the Commercial Highway (CH-1) Zoning District and the West Harwich DCPC.

**Case # PB2023-17, Katharine Hollister, Tr.,** is requesting a Special Permit in order to build a residential pool within the Six Ponds Special District. The application is pursuant to the Code of the Town of Harwich §325-94 (A)(4) and MGL CH 40A sec 9. The property is located at **16 Samoset Rd.**, Assessor’s Map 72, Parcel E7 in the Residential Rural (RR) District and the Six Ponds Special District.

1. **Planning Board Business**

**Informal Discussion:** with James Merriam about the site Plan requirements for expansion the Food Pantry parking lot.

**New Business:**

1. Approval of Minutes: 4/25/23, 5/1/23, 5/2/23 and 5/9/23

**Old Business:**

1. Review and approval of letter to applicants about Thursday filing deadline.
2. **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****) – June 13, 2023***

May 23, 2023, 6:30 – 9:30 PM (America/New York)  
**Please join my meeting from your computer, tablet or smartphone.**  
<https://meet.goto.com/901459285>  
**You can also dial in using your phone.**  
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*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