Harwich Planning Board

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

**Meeting Agenda**

Tuesday, June 13, 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 # PB2023-09 Elaine Brockway and Richard Meehan,** through their agent, Attorney William Crowell have applied for a Special Permit and Waiver of Site Plan Review to construct a detached residential structure with a bedroom. The application is pursuant to the Code of the Town of Harwich §325-44B and §325-55F and MGL CH 40A sec 9. The property is located at 1365 Orleans Road, Assessor’s Map 74, Parcel K2-1 in the Rural Residential (RR) and the Drinking Water Resource Protection (DWRPD) Zoning Districts.

**Case # PB2023-07 (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 # PB2023-18 Cape Roots Market and Café,** through its agent, Gabe Leidner, has applied for a modification of a Site Plan Review and a Special Permit in order to expand seating to 12 indoor seats and 14 outdoor seats. The application is pursuant to the Code of the Town of Harwich §325-55 and §325-51L and MGL CH 40A sec 9. The property is located at 557 Route 28, Assessor’s Map 14, Parcel V9-203 in the Commercial Village , Harwich Port District.

**Case # PB2023-19 Blue Stripe, LLC d/b/a Cape Sea Grille,** through its agent, Jennifer Ramler, has applied for a Waiver of Site Plan Review and a Special Permit in order to add a bathroom and expand their outdoor seating capacity. The application is pursuant to the Code of the Town of Harwich §325-55 and §325-51 and MGL CH 40A sec 9. The property is located at 31 Sea Street, Assessor’s Map 14, Parcel V2 in the Residential High Density Zoning District (RH-1).

1. **Planning Board Business**

New Business:

1. Approval of Minutes: 5/23/23

Old Business:

1. Dorset Drive Covenant and Mylar to sign
2. Quinapoxet/Long Pond Mylar to sign
3. Release of Covenant – Arthur’s Way, lots 1 & 7
4. Briefings, Correspondence and Reports

**Old Business:**

1. Further review and approval of letters to applicants and abutters 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).

Jun 13, 2023, 6:30 – 8:30 PM (America/New York)  
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**\*\***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 27, 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