Harwich Planning Board

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

**Meeting Agenda**

Tuesday, August 22, 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 # PB2023-20 (Continued from 6.27.23, 7.11.23 and 7.25.23) Main Street Stone Horse, LLC,** through its agent, Attorney William Riley is seeking a modification of a Site Plan Special Permit (PB2019-13) in order to reduce patios and walkways and increase parking. The application is pursuant to the Code of the Town of Harwich §325-55, in accordance with MGL c. 40A Section 9. The property is located at 878 Route 28, Assessor’s Map 25, Parcel A2. The property is located in the Commercial High Density (CH-1) Zoning District.

**Case # PB2023-25 The Harwich Fire Association, Inc., via its Agent, Attorney William Crowell** has applied for a Special Permit and Site Plan Special Permit in order to modify an existing structure and use to accommodate a first-floor non-profit historical museum and three second-floor apartments along with a reconfigured parking area. The application is pursuant to the Code of the Town of Harwich Sections 325-51, 325-55 and the Table of Uses. The property is located at 203 Bank Street, Map 23, Parcel B3 in the RR and RL Zoning Districts.

1. **Public Meeting**

**Case PB2023-26 Susan D. Peterson, through her agent, Thomas M. Stello, PLS** is requesting an endorsement of an application for a two-lot Approval Not Required (ANR) Division Plan of Land. The application is pursuant to Chapter 41, Section 81T of the Massachusetts General Laws. The property is located at 21 and 29 Oliver Snow Road, Map 24, Parcels E2 and E2-1 in the Residential Rural (RR) Zoning District.

**Case PB2023-06 Eastward Companies** has submitted a request for a partial release from the Planning Board Covenant for Dorset Drive (lots 1 and 2 with lot 3 to remain in Covenant).

**APPLICANT HAS REQUESTED A CONTINUANCE.**

**Case PB2023-28 True North Realty Trust, Kathryn Slater, Trustee, through its agent, David Lyttle, PLS of Ryder & Wilcox, LLC** is requesting an endorsement of an application for a two-lot Approval Not Required (ANR) Division Plan of Land. The application is pursuant to Chapter 41, Section 81T of the Massachusetts General Laws. The property is located at 339 Queen Anne Road, Map 59, Parcel P3 in the Rural Medium Density (RM) Zoning District.

**Planning Board Business**

New Business:

1. Approval of Minutes: 8/08/23

**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.

August 22:

**Planning Board**
Aug 22, 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****) – September 12, 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@harwich-ma.gov or 508-430-7511