

**Harwich Planning Board
Meeting Minutes
June 26, 2018 – 6:30pm
Griffin Room, 732 Main Street, Harwich**

Members Present: Larry Brophy, James Atkinson, Mary Maslowski, Jim Joyce, Joe McParland and David Harris. **Member Absent:** Allan Peterson

Others Present: Charleen Greenhalgh, Town Planner, William Crowell, David Lyttle, Richard Boskey, Roger O'Day, Peter Malone, Jennifer Ramler, David Michniewicz, Carl Franceschi, Joshua Millonig, Douglas Ramler, Matthew Kelley, Brad Malo, Rita Kyriakides, Christopher Clark, Norman Clarke, Jake Domos, Peter Hurst, Julie Kavanagh, David Guillemette, David Reid, Mary McDonald, Elizabeth Lockhart, Taylor Powell, Cyndi Williams, Rosemary O'Neill, Doug Karlson, Les Parmelee, Bob Bench.

CALL TO ORDER - 6:30 PM by Chairman, Lawrence Brophy with a quorum present.

Chairman, Brophy announced the Recording & Taping Notification: As required by law, the Town may audio or video record the meeting. Any person intending to either audio or video record the open session is required to inform the Chair.

PB2018-17 Richard S. Boskey 2012 Revocable Trust and Richard S. and Cathy S. Boskey, Use Special Permit – Bedroom in Accessory Structure – 2 & 10 Lake Shore Drive

Representatives: William Crowell, Esq. and David Little, Land Surveyor

The hearing was opened at 6:31pm with the Chair reading the legal notice into the record. The applicants seek approval of a Use Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-14.Q and Article V Use Regulations for one bedroom in a detached two-story residential accessory structure to be constructed. The property is located at 2 and 10 Lake Shore Drive, Map 110, Parcel A2 and A4, respectively, in the R-R and W-R Zoning Districts.

Attorney Crowell stated that an assessors map was submitted showing the parcels. Lot 4 will be annexed to Lots 2 and 3. The lots will be combined as the bylaw requires that an accessory building must be on the same lot with a principle building. Revised plans were distributed. Conservation has approved the project subject to revised plans (having to do with the principle structure and lot). Mr. Lyttle explained that there are three changes made to the proposed new building, which are shown on the plan distributed: setbacks to the west side of the building; an overhang at the front of the building has been removed; and at the request of Conservation, the deck on the pond side was changed. The combined lots will contain in excess of 40,000 s.f. All setbacks are met, no variances are necessary. The detached building will not cause a substantial detriment to the public good or derogate from the intent of the bylaw.

Mrs. Greenhalgh reviewed her staff report. This will require a building permit; no concerns from Police or Fire; per Health, lots will need to be combined if the septic system is to be shared. The front step and/or roof above the proposed new accessory building may not comply with required setbacks. The lots will need to be combined with an appropriate plan (MGL, c.41, §81L, for example). An accessory building shall be located on the same lot as that occupied by the principle building, per the definitions of "Accessory Building" and "Accessory Building, Residential". This should be made a condition of approval. The site coverage percentage has not been provided on the site plan. The building coverage has, and this appears to be acceptable.

This may look like an “accessory dwelling unit”; however the kitchen area as shown on the floor plan does not contain a stove/oven and therefore it does not qualify as a “dwelling unit”. Board of Health and Conservation Commission requirements will need to be met and should be a condition of approval.

Mr. McParland asked about the type of septic system to be used, Mr. Lyttle explained. Access to the property is from Blackberry Lane, in Brewster, in response to a question from Mr. Harris.

There were no comments from the public. On a motion from Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to close the public hearing at 6:44 pm.

During the aforesaid public hearing the Board reviewed the proposal as detailed in the submitted application packet and information as follows:

1. Form A Planning Board Application.
2. Project Narrative with waivers pursuant to § 400-6.
3. Portion of the Assessor’s Map #110 highlighting the parcels.
4. Certified Plot Plan, 2 & 10 Lake Shore Drive, Harwich, MA, prepared for Richard S. Boskey, Trustee, by Ryder & Wilcox, Scale 1” = 50’, dated 3/2/18, revised 5/4/18, revised 6/11/2018 and revised 6/25/2018.
5. Set of Plans (2 sheets) prepared for “New Proposed Home For: The Boskey Residence, 2 & 10 Lake Shore Drive, Harwich, MA, prepared by Colletti Design dated, 05-09-2018, Scale 1/4” = 1’-0” and includes the following:
 - a. First and Second Floor Plan, Sheet A1
 - b. Front (Street) Elevation; Side Elevation; Side (Street) Elevation; and, Rear Elevation.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted to unanimously to approve the administrative waivers of any and all commercial or residential requirements of the Bylaw that are not applicable to this Petition.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted to unanimously approve the following findings:

1. The use is consistent with the Zoning Code and will not adversely affect the neighborhood.
2. The site is an appropriate location for such use.
3. The accessory structure will not contain a stove and therefore is not a kitchen and is not an accessory apartment as described in §325-2 Word usage and definitions “Dwelling, Single-family with Accessory Apartment”.
4. The proposed parking area will provide sufficient off street parking which meets the minimum requirements of Town Code and as such, there will be no nuisance or serious hazard to vehicles or pedestrians.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted to unanimously to approve with conditions the Use Special Permit and waivers for PB2018-17 Richard S. Boskey 2012 Revocable Trust and Richard S. and Cathy S. Boskey, pursuant to the Code of the Town Harwich §325-14.Q and Article V Use Regulations for one bedroom in a detached two-story residential accessory structure to be constructed. The property is located at 2 and 10 Lake Shore Drive, Map 110, Parcel A2 and A4, respectively, in the R-R and W-R Zoning Districts. The approval is based on the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich with the above findings and following conditions.

1. The accessory structure is not an accessory apartment pursuant to §325-2 Word usage and definitions “Dwelling, Single-family with Accessory Apartment” and shall not contain a kitchen.
2. The lots shall be combined with an appropriate plan (MGL, c.41, §81L, for example).
3. All Board of Health and Conservation Commission requirements shall be met.
4. Required setbacks for all elements of the accessory structure shall be met.
5. The special permit decision shall be recorded at the Registry of Deeds.
6. Any changes to the plan shall be subject to further Planning Board review.

PB2018-20 Peter & Marsha Malone, Bedrooms in Accessory Structure Special Permit, 27 Sea Street

Representative: Roger O’Day, Esq., and Peter Malone

The Chairman opened the public hearing at 6:48 pm by reading the legal notice into the record; the applicants seek approval of a Use Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-14.Q and Article V Use Regulations for two bedrooms in a detached two-story residential accessory structure. The property is located at 27 Sea Street, Map 7, Parcel D9, in the RH-1 Zoning District.

The Green Certified Mailing cards were submitted. Attorney O’Day explained that this use is set forth in the Code and he reviewed the application. The accessory structure has been built. The request is for 2 bedrooms on the second floor, which requires a special permit. The Malone’s have owned the property since 1991. The property is in the RH-1 Zoning District. Mr. O’Day reviewed the criteria; there will be no adverse effect on the neighborhood, all setbacks and coverage requirements have been met. Septic has been upgraded already. He did not see any adverse comments from staff in the staff report and the proposed conditions are acceptable to the applicant.

Mrs. Greenhalgh reviewed her staff report; Building Permits required; Police, Fire and Conservation had no concerns; Health Department provided that the septic already designed and installed for this structure; and Engineering: Is site coverage a factor? Mrs. Greenhalgh continued, the Building Permit for the accessory structure was issued in January 2018. At the time the approval was for a great room on the first floor and an exercise room on the second floor. Relative to the comments from the Engineering/Surveyor, the lot coverage would have been checked at the time that permit was issued. Although no specific waivers have been requested by the applicant, it has become practice that waivers for these types of applications are standard. The filing requirements are designed for commercial and/or major residential projects, not for smaller special permit requests. At this time it would appear that all requirements have been met.

Mr. Harris noted that the window locations for the second floor are different on the elevation than on the floor plan, he wanted to be sure the applicant was aware of this. Mr. McParland complimented the attorney relative to the applicant being responsible enough to file the necessary application.

She noted that they had not been notified of the original construction. On their own property there is a dumpster and a food truck. She wants to be sure that there is a copasetic situation with the extension of the habitable space and the restaurant. She is in favor of the project, it was well done.

With no other comments, the hearing was closed at 6:59 pm on a motion from Mr. McParland, seconded by Mr. Atkinson, so voted unanimously.

During the aforesaid public hearing the Board reviewed the proposal as detailed in the submitted application packet and information as follows:

1. Form A Planning Board Application.
2. Site and Septic Plan, Prepared for Peter Malone, 27 Sea Street, Harwichport, MA, dated 12/27/17, scale 1" = 20', Sht: 1 of 2 and Sht: 2 of 2.
3. Set of Plans (2 sheets) "Proposed Carriage House: The Malone Residence", 27 Sea Street, Harwichport, Massachusetts, dated 12-12-17, scale 1/4" = 1' - 0" and includes the following:
 - a. 1st Floor Plan, Front Elevation, and Right Side Elevation, 1 of 3.
 - b. 2nd Floor Plan, Rear Elevation, and Left Side Elevation, 2 of 3.
4. 2nd Floor Plan, Malone – 27 Sea St., Harwichport, MA dated 5/12/18, scale 1/4" = 1' - 0".

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted to unanimously to approve the administrative waivers of any and all commercial or residential requirements of the Bylaw that are not applicable to this Petition.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted to unanimously approve the following findings:

1. The use is consistent with the Zoning Code and will not adversely affect the neighborhood.
2. The site is an appropriate location for such use.
3. The accessory structure will not contain a stove and therefore is not a kitchen and is not an Accessory apartment as described in §325-2 Word usage and definitions "Dwelling, Single-family with Accessory Apartment".
4. The proposed parking area will provide sufficient off street parking which meets the minimum requirements of Town Code and as such, there will be no nuisance or serious hazard to vehicles or pedestrians.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted to unanimously to approve with conditions the Use Special Permit and waivers for PB2018-20 Peter & Marsha Malone, owners, seek approval of a Use Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-14.Q and Article V Use Regulations for two bedrooms in a detached two-story residential accessory structure. The property is located at 27 Sea Street, Map 7, Parcel D9, in the RH-1 Zoning District. The approval is based on the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich with the above findings and following conditions:

1. The accessory structure is not an accessory apartment pursuant to §325-2 Word usage and definitions "Dwelling, Single-family with Accessory Apartment" and shall not contain a kitchen.
2. The special permit decision shall be recorded at the Registry of Deeds.
3. Any changes to the plan shall be subject to further Planning Board review.

PB2018-18 Cape Cod Regional Technical High School District Committee, Site Plan Review, 351 Pleasant Lake Ave

Representatives: David Michniewicz, Civil Engineer, Joshua Millonig, Landscape Architect, and Carl Franceschi, Architect

The Chairman opened the hearing at 7:02 pm by reading the notice into the record; the applicants seek approval of a Site Plan Review Special Permit, with waivers, pursuant to §325-55 (for construction of a new regional technical high school, including building(s), reconfiguration of parking, athletic fields and other site improvements) and Use Special Permits pursuant to §325-51 (for structure(s) with floor area greater than 7,500 s.f. and 20 or more new parking spaces) of the Codes of Harwich. The property is located at 351 Pleasant Lake Avenue, Map 82, Parcel A1, in the R-L Zoning District.

Mr. Michniewicz explained that the school was being replaced with a new school. The design team spent time with Town representatives over the past year to get guidance. The project was developed through that review. Conservation and Board of Health approvals have been received. The new building will be along the east property line, near to the existing water tower, east of the existing school. New parking and ball fields will be built. There will be a little bit of work down at the entrance, very little within the wetland buffer zone.

Mr. Millonig explained that there will be little work done at the entrance. The football field will remain. He reviewed the student parking, bus drop off, car pick-up areas. Site circulation around the building will be counter-clockwise to access shops at the rear of the building. Extensive plantings around the parking lots, including rain gardens and large planting islands. There will be two courtyards within the building. New varsity softball and soccer fields will be built. Native planting will be used on outside areas.

Mr. Franceschi reviewed the building, which will be two-stories, which will follow the natural topography. The flow into the site will direct people to the main entrance. Clear story lighting will be provided to allow for natural lighting within the building. Shops will be located on the back side of the building with classrooms on the front. There will be four clusters. Precast concrete panels (concrete – insulation – concrete, 2 stories high) will be used.

Mr. Harris asked about the building and the lot and whether they comply with code requirements. Mr. Michniewicz explained that the code has been followed; however a waiver is sought from the parking requirement. 409 space would be required based on the largest area of assembly – the gym. They are requesting 392 spaces.

Mrs. Greenhalgh reviewed her staff report. Engineering provided no comments; Police: No Issues; Conservation: May require conservation approval and 50' and 100' buffers need to be marked on the site plan. The Conservation Administrator spoke with the project Engineer and the will be filing with Conservation for work to be done within 100' of wetland. This is primarily access/drainage work and not buildings. Health: The Board of Health met on May 14, 2018 for a hearing to consider an application for Environmental Impact Review in accordance with Harwich Board of Health Regulation 1.211. After considerable review and discussion it was the decision of the Board of Health to approve the proposal as submitted. A Certificate of Conformance from the Board of Health, dated May 22, 2018 will be recorded at the Registry of Deeds. Planning Staff Comments: The total land area for the parcel is 2,938,652 square feet, of which 67,760 is wetland. The existing CCTech building has a gross floor area of 213,920 s.f.; the new building will have 221,880 s.f. of gross floor area. 377 parking spaces currently exist; and the new layout would proposed 392 parking spaces. The applicant's design team has met with Town Staff on numerous occasions to seek staff input from a regulatory and design standpoint. With regard to the reasonable regulations outline in MGL Ch.40A §3 I offer the following: Bulk and height of structures – The height will fall under the review and approval of the Building Commissioner. As far as "bulk" it is not within the Code to regulate bulk except for coverage requirements. Yard

size and lot area has been exceeded for this zoning district where the minimum lot size is 40,000 s.f. Setbacks – All required setbacks have been met. Open space and building coverage requirements: Maximum allowable building coverage is 15%, the proposal is for 4.5%. Maximum allowable site coverage is 30% and the proposal is for 20.8%. Parking requirements: the applicant has requested a waiver of the required number of parking spaces that would be required for all the uses on the site. 409 parking spaces would be required, the applicant seeks to provide 392. This appears to be a reasonable waiver request. Abutters were notified via certified mail on June 5, 2018. Administrative and filing requirements have been met. Staff recommends approval of the waivers requested. Standard conditions are recommended and are noted in the draft motion.

Mr. McParland asked if the total number of students would change, the answer was no. Mr. Joyce asked about the windmill on the property and asked if solar would be considered. Mr. Franceschi explained that a significant portion of the building would have solar. This will be a LEED Silver certified green building. The existing turbine will come down as it is not working.

Mr. Clark, Town Administrator, who is also on the Tech School Building Committee stated that the project needs to follow state guidelines (MSBA), which does not cover wind.

Mr. Atkinson asked if the facility, with the existing 377 parking spaces, had ever been occupied fully. Per the Architect, not to his knowledge. He did note that there is an opportunity for parking along the drives.

Hearing no other comments, on a motion from Mr. Joyce, seconded by Mr. Atkinson, the Board voted unanimously to close the public hearing at 7:37 pm.

The Board reviewed and referred to the submitted application and supporting documents:

- A. Project Description, 351 Pleasant Lake Avenue, Harwich, MA.
- B. A Waiver Requests for Site Plan letter from David J. Michniewicz, of Coastal Engineering Co., dated May 15, 2018.
- C. Form A Planning Board Application, date stamped received May, 2018.
- D. Cover letter from David J. Michniewicz, of Coastal Engineering Co., dated May 15, 2018.
- E. Stormwater Management Report, Dated May 14, 2018, Prepared for Cape Cod Regional Technical High School, 351 Pleasant Lake Avenue, Harwich, Prepared by Coastal Engineering Co., Inc.
- F. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, dated 5/11/2018:
 - 1. Overall Lower Level Floor Plan, scale 1/16" = 1'-0", Sheet A1-0-1.
 - 2. Overall Main Level Floor Plan, scale 1/16" = 1'-0", Sheet A1-0-2.
 - 3. Overall Upper Level Floor Plan, scale 1/16" = 1'-0", Sheet A1-0-3.
 - 4. 3-D Views Exterior, Sheet A1-0-5.
 - 5. Overall Building Elevations, Sheet A1-0-5.
- G. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, Warner Larson Landscape Architects, dated 5/15/2018 as follows:
 - 1. Overall Site Plan, scale 1" = 60', Sheet L000.
 - 2. Layout and Materials Plan, scale 1" = 30', Sheet L200.
 - 3. Layout and Materials Plan, scale 1" = 30', Sheet L201.
 - 4. Layout and Materials Plan, scale 1" = 30', Sheet L202.
 - 5. Grading Plan, scale 1" = 30', Sheet L400.
 - 6. Grading Plan, scale 1" = 30', Sheet L401.
 - 7. Grading Plan, scale 1" = 30', Sheet L402.
 - 8. Landscape Planting Plan, scale 1" = 30', Sheet L500.
 - 9. Landscape Planting Plan, scale 1" = 30', Sheet L501.
 - 10. Landscape Planting Plan, scale 1" = 30', Sheet L502.
 - 11. Parking Lot Landscape Requirements, scale 1" = 30', Sheet L503.

12. Landscape Irrigation Extents, scale 1" = 30', Sheet L600.
 13. Landscape Details, Sheet L700.
 14. Landscape Details, Sheet L701.
 15. Landscape Details, Sheet L702.
- H. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, Coastal Engineering Co., dated Sept 30, 2016, rev: Feb 8, 2017, as follows:
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| 1. Data Accumulation Plan, Sheet EX-1.0. | 4. Data Accumulation Plan, Sheet EX-1.3. |
| 2. Data Accumulation Plan, Sheet EX-1.1. | 5. Data Accumulation Plan, Sheet EX-1.4. |
| 3. Data Accumulation Plan, Sheet EX-1.2. | 6. Data Accumulation Plan, Sheet EX-1.5 |
- I. Set of Plans Prepared by D•R•A Drummey Rosane Anderson, Inc. for Cape Cod Technical High School, Harwich, Massachusetts, Coastal Engineering Co., dated 05/15/18, as follows:
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| 1. Construction Erosion & Sedimentation Control Plan, Sheet C2.2.1. | 5. Site Utility Plan, Sheet C2.3.4. |
| 2. Site Utility Plan, Sheet C2.3.1. | 6. Site Utility Details, Sheet C2.4.1. |
| 3. Site Utility Plan, Sheet C2.3.2. | 7. Site Utility Details, Sheet C2.4.2. |
| 4. Site Utility Plan, Sheet C2.3.3. | 8. Site Utility Details, Sheet C2.4.3. |
| | 9. Site Utility Details, Sheet C2.4.4. |

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve the waivers as requested based on the fact that the waivers do not substantially derogate from the purpose and intent of this bylaw.

1. Filing a Municipal Lien Certificate as this a school and does it does not pay taxes.
2. A waiver from §325-39A, Off-Street Parking to allow 392 parking spaces where 409 would be required.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve the following findings of fact:

1. The site is currently being used for the existing Cape Cod Regional Technical High School.
2. The use is governed by the provisions of MGL Ch.40A, §3.
3. The existing facility will be demolished following construction of the new facility.
4. The parking as proposed is adequate for the proposed use of the property.
5. The existing entrance and driveway provide for adequate access and meet the minimum standards of the zoning code.
6. The plan provides for efficient and safe disposal of surface water.
7. The use is existing and is consistent with the Zoning Code.
8. Adequate and appropriate signage exists.
9. There will be no nuisance or serious hazard to vehicles or pedestrians.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve with conditions case number PB2018-18 Cape Cod Regional Technical High School District Committee, c/o David J. Michniewicz, P.E., for approval of a Site Plan Review Special Permit, with waivers, pursuant to §325-55 (for construction of a new regional technical high school, including building(s), reconfiguration of parking, athletic fields and other site improvements) and Use Special Permits pursuant to §325-51 (for structure(s) with floor area greater than 7,500 s.f. and 20 or more new parking spaces) of the Codes of the Town of Harwich for property located at 351 Pleasant Lake Avenue, Map 82, Parcel A1, in the R-L Zoning District. The decision is based on the aforementioned findings of fact and the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich and with the following conditions imposed relative to the Site Plan Review:

1. Lighting and signage shall conform to the Zoning Code.
2. The Site Plan Special Permit decision shall be recorded at the Registry of Deeds.
3. Any changes to the plan shall be subject to further Planning Board review.

PB2018-21 Main Street HP LLC, as owner, Sea Street Production LLC, d/b/a Salt Block Food Truck, Use Special Permit, 575 Route 28

Representatives: Jennifer and Douglas Ramler

The Chairman opened the hearing at 7:37 pm by reading the legal notice into the record, the applicants seek approval of a Use Regulations Special Permit (Restaurant, Fast Food/Take Out) pursuant to the Code of the Town of Harwich §325-13.¶ IV, 32A, to operate a mobile food vending operation for property located at 575 Route 28, Map 14 Parcel V15 in the C-V district.

Mrs. Ramler explained that last year they had a Special Use Permit to operate the Salt Block Food Truck, at 557 Route 28, Harwich Port. They would like to relocate to 575 Route 28 Harwich Port for the 2018 season. They are seeking a special permit, Fast Food Take Out, Article V, Use Regulations: Paragraph 4, sub-paragraph #32a. The intention is to place the truck towards the north-west corner of the lot with 4-5 picnic tables in front of the truck. Both the truck and the tables will be wholly within the CV zone. Gravel will be used for the surface where the truck will be parking and the table area will be mowed. The site currently has parking spaces for the businesses located at 571 Route 28, these will not be for the guests of the food truck. Like several other food businesses in downtown Harwich Port, such as George's Pizza and the Hot Stove Saloon, the diners would find parking elsewhere and walk to the truck. They plan to be open for lunch from 11am — 3pm and serve Wednesday evenings (5 – 9pm) during the Music in the Port nights. There will be one trash can (50 gallons) on site and one can for recyclables, which will be removed in the food truck. Staff will inspect the area and remove all trash.

Mrs. Greenhalgh reviewed the staff report. Health: No concerns. Police: Has no issue from a criminal justice/public safety perspective. Police would ask that the location for the proposed A Frame sign does not impede pedestrian traffic along the sidewalk. Engineering: No comments received. Planning comments: The use is allowable in the C-V District through the special permit process. The proposed plan is adequate for the proposed use. Abutters were notified. There is no mention on how trash will be handled. A recommended condition is below. The proposed “A-Frame” sign will require a Sign Permit from the Building Department. Although there is limited parking on the site, the food truck use anticipates that customers will be parking at other locations and will walk to this site. The Board may wish to impose restriction/conditions. Some examples: Conditioned to operations between June 1 – October 15; Conditioned to only serving lunch (11:00am – 3:00pm) and on evenings when the Music in the Port nights occur; Any increases in the need to additional on-site parking shall require the applicant to return to the Planning Board for further review and approvals.

Mr. McParland asked about the site and the site plan. Mrs. Ramler explained that there was no site plan available for this site. Mr. Miller owns this property and the adjoining property at 571. The parking on 557 is for the use(s) at 571 Route 28. He asked if parking could happen on the grass, per Mrs. Ramler it is currently a wildflower field. Only the area for the picnic tables will be mowed. Mr. McParland expressed that parking is an issue with this project. A brief discussion on parking issue in Harwich Port ensued.

Peter Hurst, Dr. Gravity, expressed concern about the parking and why the remainder of the lot is not being used. Mrs. Ramler explained that only a small portion of the lot is being lease for the food truck, not the entire site. Mr. Brophy explained that the remainder of the lot and the

expansion of parking is not germane to what is before the Board. Mr. Atkinson reiterated this and stated that it is an issue that needs to be looked at.

Hearing no further comments, on a motion from Mr. McParland, seconded by Mr. Atkinson, the hearing was closed at 7:52 pm.

During the aforesaid public hearing the Board reviewed the proposal as detailed in the submitted application packet and specifically the applicant's referenced plans and documents:

1. Form A – Special Permits & Site Plan Review
2. A written narrative
3. A recorded plan of the property, Barnstable County Registry of Deeds Book 640, Page 62.
4. A hand drawn plan (overlaid on the recorded plan) showing the layout of the proposed location of the food truck and picnic tables and existing parking.

On an amended motion (to include the hours for the Music Nights – Item 5) from Mr. McParland and seconded by Mr. Atkinson the Planning Board voted unanimously to adopt the following findings:

1. Said parcel for the proposed use is in the C-V District.
2. The use is a 'permitted use' by the Planning Board as the Special Permit Granting Authority in the C-V district.
3. The business operation is contained wholly within the C-V district.
4. There will be no new site lighting in connection with the mobile food cart.
5. The operation of the food truck will be 11am to 3pm and Wednesday evenings during the Music in the Port nights, from 5 pm to 9 pm.
6. There is a sidewalk on the south side of Route 28.
7. Pedestrian crossing of Route 28 exists to the east and west of the property.
8. The proposed use will not adversely impact traffic flow and safety.
9. The proposed use will be compatible with surrounding land uses.
10. The site is in Harwich Port and is a convenient location for providing mobile food cart services to pedestrians and visitors to the area.
11. The mobile food cart operation is seasonal by nature.
12. The applicant states that the business will be open for lunch and serve dinner Wednesday evenings.
13. The applicant must comply with all local and state food service regulations for mobile food operation.
14. The mobile food cart will not be stored at the site when not in operation.

On a motion by Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve, with conditions, the Use Special Permit for PB2018-21 Main Street HP LLC., as owner, Sea Street Productions LLC, d/b/a Salt Block Food Truck, Douglas J. Ramler, as applicant, pursuant to the Code of the Town of Harwich §325-13.¶ IV, 32A, to operate a mobile food vending operation for property located at 575 Route 28, Map 14 Parcel V15 in the C-V district. The decision is based on the above findings and the fact that the application meets the necessary requirements and criteria for approval pursuant to the Code of Town of Harwich with the following conditions:

1. This special permit is specific to the location shown on the plan.
2. No retail sales or displays are allowed outside the truck.

3. A minimum of one (1) trash receptacles shall be available during the hours that the food truck is in operation. The trash receptacles shall be removed when the food truck is not in operation.
4. The food truck shall not be stored on the site when not in operation.
5. All signage is subject to all Town of Harwich Code regulations and specifically Article VII.

PB2018-22 3137, LLC, Waiver of Site Plan, 600 Route 28 (Ember)

Representative: Matthew P. Kelley, Esq., Brad Malo, Judd Bracket

The applicant seeks approval of a Waiver of Site Plan for exterior expansion of the existing Restaurant for an outdoor bar on the front patio. The property is located at 600 Route 28, Map 14, Parcel Z15 in the C-V Zoning District and is more commonly known as Ember Pizza. The application is pursuant to the Code of the Town Harwich §325-55.F. as set forth in M.G.L c. 40A §9.

Mr. Kelley explained that in September his client received a letter from the Town Administrator that the site plan and what was approved with the liquor license did not conform. Amendments of premises were submitted to Administration. The Bracket's purchased the property in 2009 and have operated it since 2010. Parameters as they exist now are the same as previous uses, per Mr. Kelley. He stated that the outdoor bar was added in 2016, which triggered site plan review. He has met with Town staff numerous times to review the site and its requirements. Ember currently has 33 parking spots. He believes that the use is pre-existing non-conforming; however for 8 weeks out of the year, parking compliance is not met. The outdoor space has been there since 2009.

Mrs. Greenhalgh stated that she does agree with the assessment of the parking being pre-existing. She then reviewed the staff report by starting with a brief history: October 6, 1989: The Planning Board approved a Site Plan subject to the closing of a curb cut and definitive Lot Line on the east end of the parking area and submission of floor plans. The notes included in the file state- Pavement in front to be removed and replaced with grass and shrubs. Seating capacity based on parking is 60 seats. 20 parking spaces being provided. August 8, 1990: the Planning Board approved the revised parking site plan. Notes included in the file state- Planning Department report read & all 33 spaces on one site. Additional seating on patio requires 10 more spaces. Outside picnic tables are for convenience only- and for ice cream only. They have never been counted as seating capacity previously per Atty. Doherty and Building Inspector George Arsenault- and only interior seating counted. Within the past several years, there has been an expansion of the exterior space (outdoor bar area, fire pit, outdoor seats) since the last approved site plan from 1990. Community Development Staff met with the Manager and/or their Attorney on several occasions since then to discuss the approvals required from the various Town Departments and Boards.

She continued; Fire: No Concerns. Health: The Board of Health approved an outdoor seating plan to include a total of 24 exterior seats (8 seats at the bar and 16 seats at 4 tables.) The plan submitted for your review does not comply with this approval. Additionally, a site visit made on 4-14-18 by Town Planner shows an excess of 50 seats set up on the patio with a reserve of more than 20 additional chairs stacked against the fence. This is a violation of the Board of Health's outdoor seating plan and will be addressed. Engineering: No Concerns. Defer to Building. Police: No Concerns.

Planning Comments: On February 26, 2018 Ember went before the Board of Selectmen for an *“Application for Alteration of Premises for Seasonal, Common Victualler, All Alcoholic Beverages License, by Ember Pizza Inc. dba Ember, 600 Route 28, Harwich Port, Justin R. Brackett — Manager, contingent on applicant submitting necessary paperwork to Planning and Building within 90 days to be in compliance with regulations”* The vote by the Board of Selectmen was worded slightly different and actually required that approval of the Planning Board be obtained within 90 days. Attorney Kelley returned to the Board of Selectmen on May 14, 2018 to seek a reconsideration of the Boards vote, which did occur and the applicant needed to submit the necessary paperwork to Planning and Building within 90 days of the February 26 date. Ember met the requirement of filing with the Planning Board for the Waiver of Site Plan within required 90 days. Since the site plan approvals back in 1989 and 1990, several changes have been made to what is now the patio area, including, but not limited to an outdoor bar, outdoor seating, a fence enclosure and a fire pit. On June 14, 2018 Mrs. Greenhalgh completed an on-site inspection of the property. During that inspection there were 7 tables (with a total of 37 seats) spread out along the western half of the patio; 14 stools at the “L-Shaped” bar; 5 Adirondack Chairs adjacent to the fire pit, which also has a short hardscape wrap-around-seat; two “high-boy” tables (no seats) and a stack of chairs against the a stockade fence. The two plans, the area of the Site Plan showing the outdoor Patio and the Table/Seating plan, both submitted on June 8, 2018 as part of this Waiver of Site Plan Application are not consistent. There are many inconsistencies including, but not limited to: The overall area of the patio is significantly smaller on the Table/Seating plan than on the Site Plan; the bar on the Table/Seating Plan is not “L-Shaped” as shown on the Site Plan. The roof over the bar is not consistent between the plans; the Table/Seating Plan does not show the fire pit, as shown on the Site Plan. Other overall discrepancies from the Plans and what was viewed on June 14, 2018 include, but are not limited to: both plans indicate 8 seats at the bar; there were 14 bar stools; The Table/Seating Plan shows 6 tables with 18 seats, this is also noted on the Site Plan. 37 seats were counted on site (not counting the Adirondack chairs or the stack of chairs against the fence). A reminder that Board of Health approved a total of 24 outdoor seats (8 bar stools and 16 seats and 4 tables); there is a tarp over a portion of the patio. This is not shown on either plan. The Site Plan indicates the need for 37 Parking Spaces (25 for the total number of seats – 99 total indoors/outdoors and 12 for the total number of employees on the maximum shift); the alcohol and outdoor entertainment fall under the jurisdiction of the Board of Selectmen through Licensing. Because the two plans are not consistent the recommended option available not only to the Board, but to the applicant, is to continue the matter to the next available meeting to allow for the applicant to submit consistent plans. Due to the July 4th Holiday, revised plans would need to be submitted to the Town Clerk (the required number of full-size plans and reduced plans) no later than July 2nd at noontime. She also stated that the applicant is going back to the Board of Health on July 10th to review the outdoor seating. Also, per a conversation with Mr. Clark, the licensing plan (showing 26 outdoor seats) would dictate the allowable exterior seats.

Ms. Maslowski stated that the site is nice; however the inconsistencies are troubling. She state that the comments/effort of the applicant were disingenuous and that she has a concern with granting waivers.

Mr. Atkinson was also concerned with the inconsistencies. Additional seating and many people standing. Regarding parking, there appears to be adjacent parking that is underutilized; perhaps there could be an arrangement with Sundae School to share parking.

Mr. McParland lives within 1000 feet of this use. He is willing to vote on this. The Town Planner should not be out counting seats. They were told that application must be made after the license was issued.

Mr. Harris stated that this happened by “topsy”, it has become a very popular place. The applicant has a responsibility to comply with seating and that they need to come back through the proper process. He is not sure if there is a health/safety issue.

Mr. Kelley agreed with the comments made by Mr. McParland. The plan was called for at the request of the Town Administrator. They went before the Board of Health to discuss offset seating. The difference between 24 and 26 seats is the off-set. He disagrees with the type of micromanagement. There has never been an issue with seating more than 99 seats on the site.

Mr. Clark explained that he was asked by the Board of Selectmen to let the applicant know that this needed to be brought into compliance. ABCC is the governing state entity, he provided and spoke to the standards from a licensing perspective. Mr. Clark stated that the applicant has been responsive and he would like to see this move forward to approve it based on ABCC approval.

Mr. Atkinson stated that he was confused by the issues. First is the inconsistency with the plans and second is that what is shown on the site is beyond what the Board of Health as approved. Mr. Brophy asked if the matter could be continued to allow for revised plans. Mr. Kelley said that he was looking for guidance. The temporary permit issued by the Building Department is set to expire on July 9th.

Mr. Clark spoke to the difference between the Board of Health requirements and that of the ABCC. Chief Clarke spoke to the matter, stating that the management of the restaurant is well done. They meet life safety and building code requirements. Anything he has every requested has been addressed and that he is the one to perform the “spot” inspections. The on-site management is excellent.

Mr. Kelley stated confusion about what is arguably the inconsistency is the number of seat that the Planner saw; the inspection was during the day time when the business was not open. He again spoke to micromanagement.

Ms. Maslowski asked the Fire Chief a question regarding occupancy. The Chief replied that levels of occupancy can be assigned to separate parts of the building. Mr. McParland stated that it was “game, set and match” after hearing from the Fire Chief. Mr. Harris stated that health and safety are paramount.

Rita Kyriakides spoke in favor of the application. Ember exits across from her property. They are lovely neighbors.

Jake Domos has work for the Brackets for over 10 years. They are diligent.

The Board reviewed and referred to the following materials:

1. “Existing Conditions Site Plan” Ember Coal Fire Pizza & Wings, 600 Route 28, Harwich, MA, dated 05-16-18, revised 6-7-18, at 1” = 10’, prepared by Coastal Engineering Co. Sheet C1.4.1. Parking Schedule noting 99 seats* and 12 Employees (Assumed). *Seating

Configuration includes 73 indoor seats and 26 Exterior Seats (18 Exterior Patio – 8 Exterior Bar) as shown on Diagram of Table/Seating Layout for Ember Restaurant, Dated 6/4/18.

2. Diagram of Table/Seating Layout, Ember Restaurant, 600 Route 28, Harwich, dated 06/13/17 & 06/04/18 (For Illustration Purposes Only), scale 1/16" = 1'-0", Sheet A1. Showing six (6) tables with 18 seats and eight (8) seats at the exterior bar.
3. A Supplemental Narrative.

The ABCC has approved the liquor license based on the Diagram of Table/Seating Layout described in Item #2 above.

On a motion from Mr. McParland, seconded by Mr. Atkinson, the Board voted five (5) yes (McParland, Atkinson, Joyce, Brophy and Harris) and one (1) no (Maslowski) to adopt the following:

1. The parcels are in the CV Zoning District.
2. The application does not substantially change the relationship of the structure to the site and to abutting properties.
3. There will be minimal change to building coverage, and site coverage.
4. There will be limited impact on other existing uses of the site.

On an amended motion (to include the condition noted below) from Mr. McParland, seconded by Mr. Harris, the Board voted unanimously to approve Case PB2018-23 for a Waiver of Site Plan for Case PB2018-22 3137, LLC, as owner, c/o Matthew P. Kelley, Esq. for exterior expansion of the existing Restaurant for an outdoor bar on the front patio for property located at 600 Route 28, Map 14, Parcel Z15 in the C-V Zoning District, more commonly known as Ember Pizza. The motion for approval is based on the findings of fact above and that the fact that the proposal does not substantially change the relationship of the structure to the site or to abutting properties and structures and the application meets the necessary requirements and criteria for approval. The Board did impose the following condition: The applicant shall comply with all Board of Health requirements.

PB2018-23 541-543 Main Street Condominiums Trust, Waiver of Site Plan, 541 Route 28 (Port)

Representative: Matthew P. Kelley, Esq., Brad Malo

The applicant seeks approval of a Waiver of Site Plan for exterior expansion of the existing Restaurant for an outdoor bar on the back patio. The property is located at 541 Route 28, Map 14, Parcel U6 in the C-V Zoning District and is more commonly known as the Port Restaurant and Bar. The application is pursuant to the Code of the Town Harwich §325-55.F. as set forth in M.G.L c. 40A §9.

Mr. Kelley explained that the history for The Port is similar for that of Ember, so he did not reiterate this. The property was purchased in 2003. In 2013 what is now known as the Raw Bar was purchased.

Mrs. Greenhalgh provided the staff report: Fire: No Concerns. Health: No Concerns. Engineering: Will the bar area block foot traffic? Police: No Concerns. Planning Staff Comments On February 26, 2018 The Port went before the Board of Selectmen for an *"Application for Alteration of Premises for Seasonal, Common Victualler, All Alcoholic Beverages License, by The Port Restaurant and Bar Inc. dba The Port, 541 Route 28, Harwich Port, Justin R. Brackett –*

Manager, contingent on applicant submitting necessary paperwork to Planning and Building within 90 days to be in compliance with regulations” The Port met the requirement of filing with the Planning Board for the Waiver of Site Plan within 90 days. Since the 2003 and 2007 approved plans, it appears that additional changes have been made to the rear of the building. The rear deck and ramp system have been altered, an outdoor bar area has been added as well as additional benches and tables.

On June 14, 2018 an on-site inspection of the property was completed and the follow was noted: The two plans, the area of the Site Plan showing the outdoor bar and ramp and the Table/Seating plan, submitted on June 8, 2018 as part of this Waiver of Site Plan Application are not consistent. A few inconsistencies are: The Site Plan shows two fixed benches, one along the lower deck and one along the upper deck; Both plans show the outdoor bar; however neither plans show the bar stools; The Table/Seating plan shows three (3) tables and chairs (9 total); however the Site Plan does not. There is a basketball hoop on the lawn adjacent to the most easterly parking spaces, which does not show on the site plan. There is a tarp over a portion of the outdoor bar and seating area. This is not shown on either plan. I have driven by the site after 5:00 pm and noticed that the gate on the easterly side of the building, between the building and the fence along the property line, was open to the back outdoor bar area, with an A-Frame sign pointing to the outdoor patio. It does not appear that this was part of the original site plan approval back in 2003. Within the past week a building permit application was filed for a roofed area to cover the existing fenced storage enclosure. This has not moved forward, primarily because the site plan does not show this proposed addition. The exterior seating does allow for food service at different times. The Board of Health has authority based on the total number of seats allowable on the site. The alcohol and outdoor entertainment fall under the jurisdiction of the Board of Selectmen through Licensing. There are number of additional signs on the property – A-Frames and wall signage on the rear of the building in the outdoor bar area which I believe do not have sign permits. Because the two plans are not consistent, it is my recommendation that this matter be continued to the next available meeting to allow for the applicant to submit consistent plans. Due to the July 4th Holiday, revised plans would need to be submitted to the Town Clerk (the required number of full-size plans and reduced plans) no later than July 2nd at noontime.

Mr. McParland asked how many outdoor seats were on the site. Mr. Kelley provided an incorrect number, Mrs. Greenhalgh clarified that there were 17 seats, not including the benches.

Mary McDonald stated that she was shocked by the number of signs, many of which she finds offensive. She does not like the name “Nauti Bar”.

The Board reviewed and referred to the following materials:

1. “Existing Conditions Site Plan” The Port Restaurant and Bar, Inc., 541 & 543 Route 28, Harwich, MA, dated 05-16-18, revised 6-7-18, at 1” = 10’, prepared by Coastal Engineering Co. Sheet C1.4.1. Parking Schedule noting 84 seats and 12 Employees Maximum.
2. Diagram of Table/Seating Layout, Port Restaurant, 541-1 Route 28, Harwich, dated 06/13/17 (For Illustration Purposes Only), scale 1/16” = 1’-0”, Sheet A1. Showing three (3) tables with 9 seats and an exterior bar.
3. A Supplemental Narrative.

The ABCC has approved the liquor license based on the Diagram of Table/Seating Layout described in Item #2 above.

On a motion from Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to adopt the following:

1. The parcels are in the CV Zoning District.
2. The application does not substantially change the relationship of the structure to the site and to abutting properties.
3. There will be minimal change to building coverage, and site coverage.
4. There will be limited impact on other existing uses of the site.

On an amended motion (to include the condition noted below) from Mr. McParland, seconded by Mr. Atkinson, the Board voted unanimously to approve Case PB2018-23 for 541-543 Main Street Condominiums Trust, as owner, c/o Matthew P. Kelley, Esq., a Waiver of Site Plan pursuant to the Code of the Town Harwich §325-55.F for exterior expansion of the existing Restaurant for an outdoor bar on the back patio for property located at 541 Route 28, Map 14, Parcel U6 in the C-V Zoning District and is more commonly known as the Port Restaurant and Bar. The motion for approval is based on the findings of fact above and that the fact that the proposal does not substantially change the relationship of the structure to the site or to abutting properties and structures and the application meets the necessary requirements and criteria for approval. The Board did imposed the following condition: The applicant shall comply with all Board of Health requirements.

PB2018-25 Town of Harwich (Selectmen), Waiver of Site Plan, School House Road Parking Lot, Harwich Port

Representatives: Christopher Clark, Julie Kavanagh, Chief Guillemette, Chief Clarke

The applicant seeks approval of a Waiver of Site Plan to extend the existing municipal parking lot at School House Road. The property is identified as 0 School House Road, Map 14, Parcel F3 in the R-M and C-V Zoning Districts. The application is pursuant to the Code of the Town Harwich §325-55.F.

Mr. Clark explained that recent development within Harwich Port has decrease the available parking. The Chamber of Commerce reached out to the Board of Selectmen to ask for an extension of the existing municipal parking lot. The desire is to be able to expand parking this year. Two years ago additional parking through a lease with TD Bank allowed for 23 additional public spaces. This year during restriping, Mr. Clark asked the DPW Director to increase the parking. An additional 23 spaces were created with the restriping.

He further explained that a 20' buffer would be retained along Pleasant Street with a 10' buffer along the easterly side. It would also be the idea to place a split rail fence along the driveway and seagrass along the existing driveway to assist with delineation of parking. Trees will not and have not be removed, the area is relatively flat and no work will be done until approvals are received. The desire is to create additional parking in response to business needs. Economics is good for the Town.

Mrs. Greenhalgh provided the staff review: Engineering: The area proposed for parking is in the RM zone; Fire: No concerns. The Fire Chief strongly supports this expansion. This will enhance public safety; Health: No comments; Police: No concerns. Planning Staff Comments: the Town of Harwich owns the entire property consisting of the Chamber building and the parking lot. The Chamber of Commerce has a long term lease for the building, while the parking is the

responsibility of the Town; A municipal use is allowable within this zoning district; Parking is desperately needed in the Harwich Port area. The Town has added approximately 40 spaces over the past 2 years, including the parking area at the rear of the TD Bank and the restriping of the School House Road Parking Lot, but still more is needed. Additional parking will contribute to the economic development of the Harwich Port Village, a truly quaint walking village; Because of the restriction within the 2004 Site Plan Review, no removal of trees, this request does require Planning Board approval; A 20 foot buffer has been maintained from Pleasant Street, except for a small backing area, and a 10 foot buffer from the abutting property on the east would be maintained. A fence of some design should be added along the existing driveway and the new parking spaces to ensure that there is not a free-for-all in the new parking area. In addition, the fence could serve as the markers for the parking spaces on the west side of the expanded parking area. An example, a 10 foot section of fence, with posts. The parking lot as proposed would be blue stone. In the future, and provided funding is available the area could be paved. The request and application are consistent with filing requirements.

Mr. McParland reference a letter from Attorney David Reid (a copy of the letter is in the case file). He would not be comfortable voting on this request until an opinion is received from Town Counsel on whether this request can be done through the Waiver of Site Plan process or does it need a modification of the original special permit.

Attorney Reid then spoke to his letter of June 22, 2018. He represents the abutters at 27 and 29 Pleasant Street. He summarized his letter. It does not comply with a Waiver of Site Plan Request, in his opinion. It is an expansion of nearly 50%. Redelineating was done, without approval. Traffic would increase; headlights and noise would cause problems. The removal of trees, previously not to be removed, are all substantial changes, in his opinion. He believes that even if the Board approves the waiver, this cannot move forward as there is previous condition contained in a special permit decision that has been recorded at the Registry of Deeds. Any change should have to bring the entire parking lot into conformance, space size, landscaping, etc, with today's zoning requirements. In his opinion, conditions of previous site plan can only be done through a Special Permit. This is not the way it should be done, regardless of the need for the additional parking.

Mr. McParland expressed that he does not think the Board can act until the Board's Counsel opines on Mr. Reid's letter. Mr. Atkinson asked why the town went for a waiver rather than site plan review. Per Mr. Clark, it was to expedite the needed parking. Mr. Atkinson expressed that this has been an issue for several years, why is this coming in the last meeting of June. He recommended that the application be withdrawn. Mr. Clark stated that they had anticipated the construction of the new building across Route 28 to be completed sooner.

Chief Clarke sees this as a good thing for the people on Pleasant Street as this will help to alleviate the parking issues on the road. There is a Need to get parking off the residential street and into parking lots. Mrs. Kavanagh stated that there was a conversation with a property owner in Harwich Port to alleviate parking issues. Timing became an issue. The town is suffering from success and really it is only 2 months of the year where parking is an issue.

Ms. Maslowski expressed that the Board cannot legally waive the previous conditions. If this was a Site Plan Review, the Board could move forward. She is exciting to see more parking; however, she does not think the Board can do it through this process, the waiver.

Several additional people spoke in opposition to the proposal including: Elizabeth Lockhart; Doug Carlson; Rosemary O'Neil; Les Parmelee; Bob Bench and Peter Hurst.

Taylor Powell spoke to the need for additional parking, as did Cyndi Williams, Executive Director of the Harwich Chamber of Commerce. The Chamber is trying to be positive with this proposal, the new building on Route 28 was always a private parking lot. The Chamber did not mean to offend anyone.

Mr. Clark formally requested that the application be withdrawn without prejudice and that all comments heard this evening would be taken into account.

The motion was made by Mr. Atkinson, seconded by Mr. McParland to allow for the Withdrawal without Prejudice. The Board vote was unanimous to approve the Withdrawal without Prejudice.

PB2018-13 Eastward Homes Business Trust – Bascom Hollow - Definitive Subdivision – Expiration of 20-day Appeal Period

Mrs. Greenhalgh spoke to the request. The 20-day appeal period for this approval definitive subdivision has expired with no appeals take. At this time the applicants request endorsement of the definitive plan and the Agreement & Covenant for the Bascom Hollow Subdivision.

Mr. Atkinson voted approval to endorse the definitive plan and the Agreement & Covenant for the Bascom Hollow Subdivision, seconded by Mr. McParland, so voted unanimously by the Board. The Board then signed the necessary documents.

Advisory Opinions for June 27, 2018 Board of Appeals

There were no questions or comments.

Meeting Minutes

April 10, 2018 - Motion by Mr. McParland, seconded by Mr. Atkinson to adopt the meeting minutes, so voted unanimously.

May 10, 2018 – Motion by Mr. McParland, seconded by Mr. Atkinson to adopt the meeting minutes, so voted 5-0-1 (Harris).

Mrs. Greenhalgh then personally thanked Mr. Brophy for his years of service on the Planning Board and for his guidance to her over the years.

The meeting adjourned at 10:08 pm.

Respectfully Submitted,
Charleen Greenhalgh, Town Planner

Adopted: July 24, 2018