

**HARWICH PLANNING BOARD
HARWICH TOWN HALL - 732 MAIN STREET, HARWICH
VIA REMOTE PARTICIPATION GoToMeeting.com
THURSDAY NOVEMBER 19, 2020 – 6:30 PM
MEETING MINUTES**

BOARD MEMBERS PRESENT: Chairman, Duncan Berry; David Harris; William Stoltz; Arthur Rouse; Mary Maslowski; and Craig Chadwick, were all present via remote participation. Vice-Chairman, Allan Peterson arrived remotely at 6:35 PM.

BOARD MEMBERS ABSENT: Joe McParland.

OTHERS PRESENT: Charleen Greenhalgh; Diane Rinkacs; Mary Moody; Cyndi Williams; Linda Cebula; Jeanne Mongillo; Ben Zehnder; Alex Bardin; David Reid; James McGrath; Gregory Winston; Noreen Kennedy; Steven Clark; and others.

CALL TO ORDER - 6:30 PM by Chairman Berry with a quorum present.

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen or view this meeting while in progress may do so by logging in or calling in as specified above on this agenda.

PB2020-26 Royal Apartments, 328 Bank Street, Special Permit for Multifamily Use and Site Plan Review

Chairman Berry opened the hearing at 6:33 PM by reading the legal notice into the record. The Royal Apartments LLC, as owner, Benjamin E. Zehnder, Esq, Representative, seeks approval of Special Permits for Multifamily Use and Site Plan Review for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.Q (approved at the 9-26-2020 Town Meeting) and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L zoning district.

The applicant through Attorney Zehnder, requested the Planning Board to continue its hearing of this matter until December 17 in order to allow it to be heard with an amended application to include the request for a special permit under the Harwich Center Overlay District Provision and the request is that the Planning Board vote to permit the applicant to amend the application to include this relief.

Mr. Chadwick made the motion based on the request to continue the hearing to December 17, 2020 no earlier than 6:30 PM, seconded by Mr. Harris, unanimously so voted via roll call (6-0-0).

Vice-Chairman Peterson arrived at 6:35 PM.

PB2020-27 NextGrid, 0 Depot Road, Site Plan Review Special Permit

Chairman Berry opened the hearing at 6:36 PM by reading the legal notice into the record. NextGrid, Inc., as applicant, Brian G. Yergatian, P.E., as representative, and Steven Clark, as owner, seek approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at property located at 0 Depot Road, Map 64, Parcel S-1 in the R-R zoning district. The property is only accessible via Mill Hill Road, Chatham.

The applicant, through their representative requested a continuance to December 17, 2020.

Mr. Chadwick made the motion to continue the hearing to December 17, 2020 no earlier than 6:30 PM, seconded by Mr. Harris, unanimously so voted via roll call (7-0-0).

Mrs. Greenhalgh reminded the Board members to keep these packets for the December 17th meeting. She will not be at the December 1st meeting, but the interim Town Administrator will be in attendance to cover.

Mr. Berry announced that this is Mrs. Greenhalgh's last official meeting as the Town Planner, but she will be back as a consultant. As the Chairman, he expressed his enormous amount of gratitude for everything that she has done. She has a wealth of knowledge and has always made sure the Board is always completely prepared. Board members each continued to praise and thank Mrs. Greenhalgh for all the hard work she has put into the board, and expressed all of their sincerest gratitude, and well wishes for her retirement.

OLD BUSINESS: Continued review and discussion on West Harwich Special District Design Guidelines. Mrs. Greenhalgh asked that if any Board Member had any comments or suggestion they should send them along to her and Mr. Berry.

BRIEFINGS AND REPORTS BY BOARD MEMBERS: None.

ADJOURNMENT:

Mr. Harris made the motion to adjourn at 6:46 PM, seconded by Mr. Stoltz, unanimously so voted via roll call (7-0-0).

Respectfully Submitted,
Kathleen A. O'Neill

Adopted: December 1, 2020