

**HARWICH PLANNING BOARD
HARWICH TOWN HALL - 732 MAIN STREET, HARWICH
VIA REMOTE PARTICIPATION GoToMeeting.com
TUESDAY SEPTEMBER 22, 2020 – 6:30 PM
MEETING MINUTES**

BOARD MEMBERS PRESENT: Chairman, Duncan Berry; Vice-Chairman, Allan Peterson; David Harris; Mary Maslowski; William Stoltz; and Craig Chadwick, were all present via remote participation. Joe McParland arrived remotely at 6:37 PM.

BOARD MEMBERS ABSENT: Arthur Rouse.

OTHERS PRESENT: Charleen Greenhalgh; Katie Tenaglia; Cyndi Williams; Patricia Tworek; Jon Chorey, Elisabeth Kellam and Sarah Korjeff.

CALL TO ORDER - 6:34 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.

Chairman Berry opened the first zoning amendment public hearing at 6:38 PM

To see if the Town will vote to amend the Town's Zoning Bylaw by establishing a new Article XXIV – West Harwich Special District and other related changes to §§325-2, -3 and -4, including a new Overlay Map.

Chairman Berry briefly explained the proposed amendment. He also stated that all members of the public will have an opportunity to speak.

Mrs. Greenhalgh further introduced the proposal. She stated that the Board has seen this several times, but this is the public hearing opened to the public. She then explained the background, and stated that the Board of Selectmen supported the public hearing process. Board of Health unanimously voted to approve this, as did the Conservation Commission. The Cape Cod Commission voted that this conforms to the guidelines established in the County ordinance. This amendment creates statutory purpose and applicability. It also establishes two new definitions, one for historic structure, and one for principal building facade. This provides permissible uses within the district, and additional uses within historic structures. This also provides special permit uses. Any use that is not strictly listed is prohibited. There is a provision for no use variances. Mrs. Greenhalgh continued to review the sections of the Bylaw and requirements and review standards, as well as the map.

Patricia Tworek stated that she attended many of the meetings since this began, but she comes before the Board tonight as the president of the Board of Trustees at Chase Library. The zoning bylaw changes proposed are a blessing to this area of west Harwich. There are so many historic properties in this area. They are looking forward to this passing so west Harwich can retain its traditional historic fabric. Traditional and small scale development is something they look forward to. She continued to express her gratitude to the Planning Board, Charleen Greenhalgh, and Sarah Korjeff.

No further comments from the public were made.

Ms. Maslowski stated that she supported a vote to recommend this to Town meeting. This was a daunting task over the last year, and she would love to see this go forward for approval.

Mrs. Greenhalgh stated that this is on town meeting warrant. Town meeting is this Saturday, September 26th at 10 am at the Monomoy Regional High School Football field. Chairs will be provided, socially distanced. This is article 23 on the warrant. It does require a 2/3 vote to pass.

Mr. Harris made the motion to close the public hearing at 6:52 PM, seconded by Mr. McParland, unanimously so voted via roll call 7-0-0.

Ms. Maslowski made the motion to approve the proposed zoning amendment for the West Harwich Special District and recommend it to the Town Meeting, seconded by Mr. Harris, unanimously so voted 7-0-0 via roll call vote.

Chairman Berry opened the second zoning amendment public hearing at 6:55 PM.

To see if the Town will vote to amend the Code of the Town of Harwich as it relates to Multifamily.

Mrs. Greenhalgh explained the proposal. The Board has seen this proposal on a number of occasions, but tonight is for the public to weigh in. The Bylaw does a number of things. The way the Bylaw is currently written, multifamily regulations are scattered throughout. She continued to explain the various current districts, and requirements. This proposed bylaw addresses these issues, and explained the new requirements. She also reviewed the proposed changes and sections. Mrs. Greenhalgh mentioned that 40B developments are through the Zoning Board of Appeals, and this amendment has nothing to do with a certain proposal that has not been filed with the Town.

No Public Comments were made.

No comments from the Board were made.

Mrs. Greenhalgh reminded everyone that this will be on Town meeting warrant and again requires a 2/3 vote to pass.

Mr. McParland moved to close the public hearing at 7:02 PM, seconded by Mr. Harris, unanimously so voted 7-0-0 via roll call vote.

Ms. Maslowski moved that the planning Board approve the proposed zoning amendment for Multifamily and recommend it to the Town Meeting, seconded by Mr. McParland, unanimously so voted 7-0-0 via roll call vote.

MEETING MINUTES: September 10, 2020

Mr. McParland made the motion to adopt the minutes from August 25, 2020, seconded by Vice-Chairman Peterson, unanimously so voted via roll call 7-0-0.

OLD BUSINESS: None.

BRIEFINGS AND REPORTS BY BOARD MEMBERS:

Chairman Berry asked for clarification on the Board responsibility during Town Meeting, which was explained by Mr. McParland and Mrs. Greenhalgh.

Mr. McParland congratulated Ms. Maslowski on her new appointment as the new Yarmouth Town Clerk.

Chairman Berry expressed gratitude to Mrs. Greenhalgh.

Ms. Maslowski updated the Board that CPC will be voting on last year's applications, and October 30st will begin the next round applications. They will be looked at in November and December.

ANNOUCEMENT: Town Meeting Saturday, September 26, 2020 10 am at the Monomoy Regional High School Football Field.

ADJOURNMENT:

Vice Chairman Peterson made the motion to adjourn at 7:12 PM, seconded by Mr. McParland, unanimously so voted via roll call.

Respectfully Submitted,
Kathleen A. Tenaglia, Board Secretary

Adopted: October 6, 2020