

**HARWICH PLANNING BOARD  
HARWICH TOWN HALL  
732 Main Street- DONN B. GRIFFIN ROOM  
TUESDAY, MARCH 26, 2019 – 6:30 PM  
MINUTES**

**BOARD MEMBERS PRESENT:** Chairman, Jim Joyce; Vice-Chairman, Alan Peterson; Craig Chadwick; and via remote participation David Harris (Telephone).

**MEMBERS ABSENT:** Joseph McParland and Mary Maslowski

**OTHERS PRESENT:** Town Planner, Charleen Greenhalgh; Executive Director of Harwich Chamber, Cyndi Williams; and others.

**CALL TO ORDER** - 6:51 PM by Chairman Joyce called the meeting to order with the members present for the purpose of continuing all hearings. No testimony or action could be taken other than continuations.

Chairman Joyce 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 this open session is required to inform the chair.

**PUBLIC HEARING**

**PB2019-03 Harwich Retail LLC, 48 & 52 Route 28, Site Plan Review Special Permit**

Chairman Joyce re-opened the hearing at 6:51pm by reading the notice into the record; the applicant, seeks approval of a Site Plan Review Special Permit with waivers to construct a 7,489± SF retail structure and a Use Special Permit for structures requiring twenty or more parking spaces. The application is pursuant to the Code of the Town of Harwich §325-09, -51 and -55. The properties are located at 48 & 52 Route 28, Map 10, Parcels D4-1 and -2, in the C-H-1 & R-R Zoning Districts.

He also stated that the Board has received a request to continue the public hearing to April 9, 2019, no earlier than 6:30 pm, as there were only five projected members to be present.

Mr. Chadwick made the motion to continue the hearing to April 9, 2019, no earlier than 6:30 pm, seconded by Vice-Chairman Peterson, unanimously voted via roll call.

**PB2019-07 Joseph E. Preston and Caren T. Keeney, 81 Sequattom Road, Special Permit**

Chairman Joyce opened the hearing at 6:53 pm by reading the notice into the record; the applicant seeks approval of a Use Special Permit with waivers for Alternative Access pursuant to the Code of the Town Harwich §325-18.P and §325-51. The proposal seeks to establish an easement via 12 Pleasant Valley Road, Map 101, Parcel X8-217 for use by 81 Sequattom Road, Map 101, Parcel W2-A. The parcels are located in the R-L Zoning District.

Mr. Chadwick made the motion to continue the hearing to April 9, 2019, no earlier than 6:30 pm, seconded by Vice-Chairman Peterson, unanimously voted via roll call.

**PB2019-08.A & B Lindsay and Mary Ellen Strode, 362 Great Western Road, Special Permit**

Chairman Joyce opened the hearing at 6:54 pm by reading the notice into the record; the applicants seek to convert the existing residential, detached garage/workshop structure as follows: A.) create a one-bedroom, first floor, accessory apartment; and B.) create a separate, detached, residential, accessory building with one bedroom on the second floor. The applications are pursuant to the Code of the Town Harwich §325-51.H for the accessory apartment and §325-18.P and §325-51 for the residential, accessory building with bedrooms. The property is located at 362 Great Western Road, Map 38, Parcel N1 in the R-M Zoning District.

Mr. Chadwick made the motion to continue the hearing to April 9, 2019, no earlier than 6:30 pm, seconded by Vice-Chairman Peterson, unanimously voted via roll call.

**PB2019-09 10 Yen LLC & 554 Street Bar LLC, 554 Route 28, Site Plan Special Permit**

Chairman Joyce opened the hearing at 6:55 pm by reading the notice into the record; the applicant seeks approval of a Site Plan Review Special Permit with waivers and a modification of a previously approved Site Plan Special Permit (PB2013-14) to establish a restaurant use, along with the existing Restaurant Fast Food Take Use, and to add outdoor seating at the front of the building, which would include hard and softscape features for property located at 554 Route 28, Map 14, Parcel T7 in the C-V, V-C Overlay and R-M zoning districts. The application is pursuant to the Code of the Town of Harwich §325-51, -51.L and -55.

Mr. Chadwick made the motion to open and continue the hearing to April 9, 2019, no earlier than 6:30 pm, seconded by Vice-Chairman Peterson, unanimously voted via roll call.

**Covenant Release Request- PB2008-03 Belmont Estates (Littlefield Pond Road)**

Mr. Chadwick made the motion to continue this matter to April 9, 2019, no earlier than 6:30 pm, seconded by Vice-Chairman Peterson, unanimously voted via roll call.

**Covenant Release Request- PB2015-12 Chase (Arthur's Way)**

Mr. Chadwick made the motion to continue this matter to April 9, 2019, no earlier than 6:30 pm, seconded by Vice-Chairman Peterson, unanimously voted via roll call.

Chairman Joyce requested tabling the remainder of the items until the next meeting.

**Meeting Minutes: February 26, 2019**

**Advisory Opinions- Zoning Board of Appeals March 27, 2019**

**Old Business**

**Briefings and Reports by Board Members**

**ADJOURNMENT:** The motion was made by Chairman Joyce, seconded by Vice-Chairman Peterson, to adjourn at 6:59 PM, so voted unanimously via roll-call.

Respectfully submitted,  
Kathleen A. Tenaglia, Board Secretary.

Adopted: May 14, 2019