

**Harwich Planning Board Agenda**  
**Griffin Room, Town Hall, 732 Main Street, Harwich**  
**Tuesday, January 14, 2020 – 6:30 PM**

**I. Call to Order**

*Recording & Taping Notification – As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair.*

**II. Public Hearing**

- A. Continued PB2019-27 Wychmere Harbor Real Estate LLC**, applicant & owner, c/o Attorney Andrew Signer, representative, seeks to amend a Site Plan Review Special Permit granted in Case PB2010-26 by making improvements to the existing beach club; including replacing the existing restaurant/pool equipment building, two swimming pools, the pool decking and other site improvements with a new restaurant building, a small restroom and retail building, a pavilion expansion, two smaller swimming pools and a new concrete pool deck, and various beach amenities. The applicant is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), §325-51 (structure greater than 7500 s.f.) and Chapter 400. The property is located in the RH-3 and R-L zoning districts at 23 Snow Inn Road, Map 8, Parcel P2-12. *Hearing continued from 11/7/19. Please note that the applicant has requested a further continuance to January 28, 2020.*
- B. PB2019-45 Royal Apartments LLC**, as owner, Alex Bardin, Representative, seeks approval of a Multi-Family Use Special Permits in the Harwich Center Overlay District and a Site Plan Review Special Permit for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.D and -51.O and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L, Harwich Center Overlay and Historic Districts.
- C. PB2019-46 Greenskies Renewable Energy**, as applicant, All-Points Technology Corporation PC, as representative, seeks 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 Cranberry Valley Golf Course, owned by the Town of Harwich. The proposal consists of both a ground-mounted array and a rooftop array on the cart barn building. The property is located at 183 Oak Street, Map 61, Parcel H1 in the R-R and W-R zoning districts. *The applicant has requested a continuance to January 28, 2020.*

**III. Public Meeting\***

- A. New Business:** Approval Not Required (ANR) Plan
1. **PB2019-50 Davenport Realty Trust, as prospective buyer, c/o Paul E. Sweetser, PLS**, Estate of Elizabeth M. Marceline, owner, seeks endorsement of a two (2) lot Approval Not Required (ANR) plan entitled “Plan of Land in Harwich, Mass” prepared for Davenport Realty Trust, dated December 10, 2019, pursuant to M.G.L. c. §81 P and §400-9 of the Codes of the Town of Harwich for property located at 424 Queen Anne Road Map 70, Parcel B1. The parcel is in the R-M zoning district.
  2. Covenant Release 1993 Tompkins Subdivision – Novotny Road
  3. Review and approve Annual Report for 2019
- B. Meeting Minutes:** December 17, 2019
- C. Old Business:**
1. Continued review, discussion & possible vote Zoning Amendments for 2020 ATM
    - i. Essential Services
    - ii. Expansion of IL District Queen Anne Rd
- D. Briefings and Reports by Board Members**

**IV. Adjourn**

*\*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) – Tuesday, January 28, 2020.*

*Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.*

Authorized Posting Officer: Elaine Banta, ebanta@town.harwich.ma.us or 508-430-7511