



Harwich Planning Board

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Harwich Planning Board
Harwich Town Hall, 732 Main Street, Harwich, MA – Griffin Room,
Meeting Location

Meeting Agenda

Tuesday, December 2, 2025 - 6:30 PM

This meeting of the Planning Board will be held in-person and will also be available for viewing via the GoToMeeting format (see login information at the close of this document). Members of the public with any interest in providing testimony regarding any item on the agenda should plan for in-person attendance.

RECORDING NOTICE; CALL TO ORDER

According to MA Law anyone who intends to record the meeting must first notify the Chair who will then inform the other attendees at the start of the meeting.

I. OPEN MEETING:

II. PLEDGE OF ALLEGIANCE:

III. PUBLIC HEARING:

- **PB2025-33** William G. Glover III, Owner, authorizes J. Thaddeus Eldredge, P.L.S., East-SouthEast, LLC., seeks Special Permit(s) for Multifamily Special Permit and Site Plan Review Special Permit with waivers. The proposed project is to modify a pre-existing non-conforming lot and structure, structure to have a full second floor and construct a similar new structure to be connected and include a storage garage. The building will include 4 (one) bedroom apartments with decks, 6 parking spaces and second curb cut. The application is pursuant to the Code of Harwich Sections 325-51(Q), 325-51, and 325-55 and MGL Chapter 40A Sections 9 and 11. The property is located at 33 Old Colony Road, Assessor's Map 41 Parcel C4-A-0 and is 14,450 Square Feet of upland. The parcel is located in the Commercial Village Zoning District (CV)
- **PB2025-34** Dennis Miller, Owner/Applicant Main Street HP, LLC, seeks a modification to of an approved Site Plan Review Special Permit and Mixed Use Special Permit(s) PB2022-15 Decision. The proposal is to modify and extend hours of operation for one of the businesses. The project is in the Commercial Village Zoning District and Village Commercial Overlay District. The request is pursuant to the Code Harwich, §§ 325-51 and 325-55, and MGL Chapter 40A Sections 9 and 11. The subject property is 575 Route 28, Assessors Map 14 Parcel V15.



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IV. PUBLIC MEETING:

- **PB2025-36 5 Brooks Road and 7 Dunes Road**, Theresa A. Nolan, Trustee and Patricia M. Brodigan, Trustee through their agent Dan Croteau, Moran Engineering, seek an Approval Not Required (ANR) Plan entitled Plan of Land in Harwich, Mass Prepared for Brenda Realty Trust and Charles Realty Trust, Plan by Moran Engineering Associates date 11/12/2025 by J. Thaddeus Eldredge, P.L.S. License No. 40471 to move the common property line Lot 3 and Lot 4, Assessor's Map Parcel 5-X1-2-0 and 5-X1-0. The project is located in the Residential Low Density (RL) Zoning District.

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Open Space & Recreation Plan Update
- c. Hazard Mitigation Plan Update
- d. Public Correspondence

VI. New/Old Business

VII. ADJOURN

Documents and plans related to these applications may be viewed on the [Planning Board's home page](#) and are on file with the Town Clerk and the Planning Department at Town Hall, 732 Main Street, Harwich, MA 02645 and may be viewed during regular Town Hall hours. Email: christine.flynn@harwich-ma.gov

Planning Board Meeting:

Dec 2, 2025, 6:30 – 8:30 PM (America/New_York)

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****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) – December 9, 2025 meeting location 204 Cultural Arts Municipal Building, 263 South Street, (Building is accessible via Sission Road)

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

Planning Department: 508-430-7511.

