



Harwich Planning Board

RECEIVED
TOWN CLERK
HARWICH, MA

2025 DEC -4 P 12:11

Harwich Planning Board

Meeting Location

204 Cultural Arts Municipal Building, Library (Second Floor), 263 South Street,
(Building is accessible via Sisson Road) Harwich, MA

Meeting will be held in-person.

Meeting Agenda

Tuesday, December 9, 2025- 6:30 PM

This meeting of the Planning Board will be held in-person only. Members of the public with any interest in providing testimony regarding any item on the agenda should plan for in-person attendance or provide written comments addressed to the Planning Board.

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:

- **Continued Public Hearing from May 13, 2025, June 10, 2025, July 8, 2025, August 26, 2025, September 23, 2025, October 28, 2025, and November 18, 2025 for Case # PB2025-11 SS HPORT LLC, Robert C. Demarco, Manager, 1 Campanelli Drive Braintree, MA 02184 through their agent, Marian Rose, Esq., Singer & Singer Law Office 26 Upper County Road, Dennis, MA 02639 seeks approval for a Multifamily Special Permit and Site Plan Review Special Permit with request for waivers. The proposed project is to construct a 28-unit multifamily structure and reconfigured parking. The application is pursuant to the Code of Harwich Sections §325-51, §325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **606 Route 28**, Assessor's Map 14 Parcel Z18-2 and the parcel is approximately 76,226 square feet. The parcel is in the Commercial Village (CV) and Residential Low Density (RL) Zoning Districts and within the Village Commercial Overlay District (VCOD)**



Harwich Planning Board

IV. Public Meeting:

- None

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Open Space & Recreation Plan Update
- c. Hazard Mitigation Plan Update
- d. Zoning Working Group
- e. Cape Cod Commission –
 - a. CCC DRI File No. 25026: Wychmere Redevelopment Project
 - Cape Cod Commission Public Hearing Tuesday December 16, 2025, Harwich Community Center's Multipurpose Room at 5:00 pm.
- f. Public Correspondence:

VI. 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

****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 13, 2026 – Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, MA 02645

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.