

Meeting Minutes Local Planning Committee
Thursday November 13, 2025 5:00pm
Harwich Town Hall 732 Main Street Harwich MA 02645
Griffin Conference Room

- I. Call to Order. The meeting was called to order by vice chair Garrett Curran at 5:01pm. Members present: Mary Jones, David Spitz, Margo Fenn, Garrett Curran, Barbara Nickerson, Bernadette Waystack, Brian Scheld, Ed McManus . Joyce McIntyre was virtual and joined shortly after starting.
- A. New Business
- A. Review and approve minutes from November 3, 2025. The minutes are in process.
- B. Discussion, possible revision and possible vote on draft letter to Zoning Board of Appeals in regard to Comprehensive Permit Project Application, Pine Oaks Village 4. Comments: Margo-she prepared the draft letter with highlights of the HPP, LCP that are pertinent to the proposed project . The goal was to let the LCP speak for itself. Joyce-initial letter had a format issue—highlighted sections of the plan using bullet points verbatim from the plan. David-the last paragraph deals with conservation issues and should have been brought up by Conservation Commission , not LPC so it shouldn't be included. Bernadette-the transition from the HPP to LCP in the letter is awkward and confusing. Goals and objectives-do we need to say it's from the LCP? Should include the goals and objectives from the LCP. Margo—chair should sign the letter on behalf of the committee. David Spitz proposed a motion to vote on the letter with the proposed changes, with a second by Margo Fenn. A roll call vote was taken-all voted yes except for Bernadette who voted no. Joyce will send the revised letter tomorrow with a copy to Christine Flynn . She said the public comment period closes November 17, 2025. The ZBA has a meeting November 17, 2025. The ZBA is scheduled to deliberate on December 1, 2025 at 9am in the Griffin Conference Room at Town Hall.

Joyce reminded us the next meeting is December 2, 2025 at 5pm in the small conference room at town hall.

- III Adjourn. A motion to adjourn was made by Brian with a second by Ed . A roll call vote was taken with all members voting “aye”.