

Local Planning Committee Meeting Minutes
December 2, 2025 Harwich Town Hall Small Conference Room
732 Main Street Harwich MA 02645

- I. Call to order. The meeting was called to order at 5:03 pm by chair Joyce McIntyre. In attendance :Bernadette Waystack, Barbara Nickerson, Joyce McIntyre, David Spitz, Ed McManus, Mary Jones, Margo Fenn, Brian Scheld (virtual) Christine Flynn.
- II. A. Review and approve minutes from November 3, 2025 and November 13, 2025. November 13, 2025 minutes approved with a motion by Ed and a second by David. Roll call all approved aye.
B and C. Review of revised final LCP, with edits based on comments received including CCC comments (note new cultural heritage section as well as several actions). The preliminary review by the CCC-we need to generate new actions for: CC-natural resources; DPW—stormwater, new developments and wetlands. Going through each of these areas the following impacts and feasibility were determined. Water resources-impact 3, feasibility 3. Low impact with stormwater proposals. Open space-a lot of real estate owners are unknown-we need to include title research -impact 4, feasibility 2. A barrier is that the assessors office is short staffed even though the money to work on that task is available. Margo-we should ID the parcels for acquisition for preservation—open space committee and HCT. Impact is 3, feasibility is 4. Under community design we should explore form based zoning, especially for Harwich Center and Harwich Port-emulate historic design and aspects. Both Provincetown and Eastham are leading the efforts in this. Impact 3, feasibility 2. Community facilities—coordination on utilities-impact3, feasibility 3. Parking study for Harwich Port and Harwich Center—impact 3, feasibility 3. Looking at sewer for high density housing—impact 4, feasibility 2. Transportation-providing sidewalks, traffic calming (village design), CCC planning, DPW—impact 3, feasibility 2 for planning and mitigation. Energy—improve energy efficiency in town buildings-responsible parties include select board, town administrator, energy committee—impact 2, feasibility 2. Cultural heritage—more evaluation needed. Historic protection/ resources needed. Impact 3, feasibility 2. Responsible parties are historic commission and planning board.
D. Follow up on pending revisions in LCP, including tax and conservation appendix. Ed-met with Mike Lach-slight revisions to “open space” land and money associated with it. There will be an addendum to the report.
E. Discuss select board date for LPC check in. Joyce will get with Jeff to get us on board agenda for either 1/5/26 or 1/12/26.
F. Finalize date for spring socialization of LCP in anticipation of Town meeting. Christine-need to have plan before town meeting. Hazard mitigation plan needs to go to Select board for approval before it goes to FEMA. Matt Hamilton is new assistant planner. Zoning work group needs to be stood up-will include ZBA, planning board, affordable housing trust, conservation commission.
G. Discuss steps for posting on Town Meeting warrant. Christine—has a placeholder for LCP on town meeting warrant.
Brian noted that there are still no photos of East Harwich in the plan. Next meeting is January 6, 2026.
H. Adjourn. Meeting was adjourned at 6:02pm with a motion by Ed and a second by Mary. Roll call vote taken-aye by all.