



TOWN OF HARWICH PLANNING BOARD

Duncan Berry Chair, Mary Maslowski, Ann Clark Tucker, Emily Brutti,
Harry Munns and Allan Peterson

**MEETING MINUTES
HARWICH PLANNING BOARD
GRIFFIN ROOM, TOWN HALL
732 MAIN STREET, HARWICH, MA
TUESDAY, JANUARY 28, 2025 - 6:30PM**

RECEIVED
TOWN CLERK
HARWICH, MA
2025 FEB 24 A 9:45

This meeting of the Harwich Planning Board was held in-person and was also available for viewing via the GoToMeeting format.

MEMBERS PARTICIPATING: Duncan Berry Chair, Emily Brutti, Ann Clark Tucker, and Allan Peterson

MEMBERS NOT PARTICIPATING: Harry Munns, Mary Maslowski

ALSO PARTICIPATING: Christine Flynn, Director of Planning & Community Development

RECORDING NOTICE; CALL TO ORDER

Mr. Berry called the meeting of the Harwich Planning Board to order on Tuesday, January 28, 2025 at 6:36PM and read the Open meeting Law Notice.

I. PLEDGE OF ALLEGIANCE

Mr. Berry invited all attendees to join in the Pledge of Allegiance.

II. PUBLIC HEARING

Mr. Berry states that the Board does not have a quorum tonight, therefore both public hearing items will have to be moved to the next meeting on February 11th, 2025. He emphasizes his empathy for citizens who came to the meeting.

PB2024-34 Tigger Realty Trust, Kenneth E. Eubanks, Trustee, through its agent BCS Group, Inc., Brian G. Yergatian, P.E. LEED AP seeks approval for a Site Plan Review Special Permit. The proposed project is to remove any existing concrete pavement and structures in order to develop a new one-story steel building totaling 7,398 Square Feet with 20 parking spaces on site. The application is pursuant to the Code of Harwich Sections 325-51 and 325-55 and MGL Chapter 40A section 9 and 11. The property is

located at 237 Queen Anne Road, Assessor's Map 58 Parcel N4-2-0 and the parcel is approximately 1.82 acres. The parcel is in the Industrial Limited (IL) Zoning District.

Mr. Berry raises a motion to continue Case #PB2024-34 until February 11th 2025, no sooner than 6:30pm. Mr. Peterson moved to accept the continuance with a second by Ms. Tucker.

Vote: 4:0 in favor. Motion carried unanimously.

PB2024-35 Town of Harwich, Select Board through Town Administration seek Special Permit for Fast Food/Take-out Restaurant with request for a waiver from Site Plan Review Special Permit (Section 325-55 F). The purpose of the project is to create a workforce development program in partnership with the Grateful Mug Café Non-Profit and Harwich Chamber of Commerce. There will be no change to the building site and the building will not contain a commercial kitchen. The purpose of the program will sell pre-packaged baked goods and beverages. The application is pursuant to the Code of Harwich sections: 325-14 (O) and 325-51 and MGL Chapter 40A section 9. The location is 1 School House Road, Assessor's Map 14 Parcel F3-A. The property is a split parcel located in the Commercial Village (CV), Village Commercial Overlay District (VCOD), and Residential Medium Density (RM) Zoning Districts.

Mr. Berry raises a motion to continue Case #PB2024-35 until February 11th 2025, no sooner than 6:30pm. Mr. Peterson moved to accept the continuance with a second by Ms. Tucker.

Vote: 4:0 in favor. Motion carried unanimously.

IV. Approval of Planning Board Meeting Minutes November 12, 2024, December 17, 2024.

Mr. Berry introduces the matter of approving the minutes.

Mr. Peterson makes a motion to approve the Planning Board minutes from November 12, 2024 and December 17, 2024 as written.

Mr. Berry asks if there is any discussion. No members present any items of discussion.

Ms. Tucker seconds the motion.

Vote: 4:0 in favor. Motion carried unanimously.

V. TOWN PLANNER UPDATE:

- New Planning Assistant introduction.

Ms. Flynn introduces Meg Salmon, planning assistant for the Planning Department. Ms. Salmon reviews her experience and states her excitement to be stepping into the position.

- Updates to: Local Comprehensive Plan (LCP), Housing Production Plan (HPP), Open Space & Recreation Plan (OSRP), and Hazard Mitigation Plan (HMP)

Ms. Flynn summarizes that the Local Comprehensive Plan and Housing Production Plan continue to be developed. She states that the Housing Production Plan is up before the Select Board next week. She describes that the Open Space and Recreation Plan and Hazard Mitigation Plan are continuing to move along as well.

- Cape Cod Commission DRI Public Hearing for Wychmere Redevelopment Project, 5:00 pm February 6th 2025

Ms. Flynn states that she has been asked by the Cape Cod Commission to gather comments and concerns at the local level and share with the Commission. She summarizes that she has received various items from Town departments that will be shared with Board and Commission.

Mr. Berry reviews former concerns that were highlighted in previous redevelopment plans, specifically pertaining to the winds being blocked in Wychmere channel for sailing.

Ms. Tucker inquires about paperwork and materials.

Ms. Flynn states that materials are available on Commission webpage and will be shared with the Board.

- Letter of support for Conservation Commission and Board of Health to pursue USDA grant for improvements to the People's Garden

Ms. Flynn asks the Board if she may submit a letter of support for the grant.

The Board unanimously supports producing a letter of support for the grant.

VI. ADJOURN

Mr. Peterson moved to adjourn. Seconded by Ms. Tucker.

Vote: 4:0 in favor. Motion carried unanimously.

Respectfully submitted,

Meg Salmon

