

Local Planning Committee Meeting Minutes
with Select Board and Planning Board
January 7, 2025 Harwich Town Hall
732 Main Street, Harwich MA 02645

I. Call to order. The meeting was called to order by chair Joyce McIntyre at 5:06pm.

II. New Business

A. Roll call for Joint Session with representatives from Select Board and Planning Board.

Local Planning Committee: Joyce McIntyre, Garrett Curran, Ed McManus, Brian Scheld, Bernadette Waystack, Margo Fenn, Mary Jones, David Spitz, Barbara Nickerson, Jim Knickman (virtual). Select Board: Julie Kavanagh, Don Howell, Jeff Handler. Planning Board: Duncan Berry, Mary Maslowski, Ann Tucker, Emily Brutti.

B. Meeting Minutes approval. The meeting minutes for the December 2024 LPC meeting were approved with a motion by Bernadette Waystack and a second by Ed McManus. A roll call was taken with an “aye” vote by all committee members.

C. Christine Flynn presented an overview of the LCP, HPP, OSRP and the timeline for adoption at the 2025 Town Meeting. She touched on the housing needs assessment, the goals, inventory and analysis of needs and strategies that are in the HPP. She discussed the open space and recreation goals and inventory, the analysis of the needs for the plan, and the recommended actions in the plan.

D. Joyce McIntyre reviewed the timeline for the LPC- convened in September 2022, talked about the need for transparency throughout and the visioning process for the document. Our desire to get community buy in to where we were going. We analyzed both qualitative and quantitative data throughout the process. She spoke of the great depth of knowledge of the committee and their desire to develop a document that will be used. She talked about the list of stakeholders each member worked with. Winter/spring 2023 -Cape Cod Commission and Town department came to meet with the committee-housing, conservation, water. Summer 2023- postcards handed out to visitors and residents. Visioning events in spring 2024-housing and open space were the biggest issues brought up. The goal of the committee is to produce a plan that will be useful and used.

E. LCP Vision statement and growth policy. Don Howell-need to think about a growth policy. Need to control short term rentals. Need to think about the people renting short term are operating a business in a residential area. Jeff-residents are concerned about growth, zoning. Don-we need to stop explosive growth. Julie-town rumblings too many short term rentals, too many subdivisions. We need to balance growth explosion with planned growth. Duncan-feels like the HPP is high altitude, low resolution, not addressing the uniqueness of the 7 villages-heterogeneous character, civic differences. Mary M.-we need planned growth, don't demonize growth. Planning for town growth needs to be set upright. Currently its a culture of a changing town and accelerating the building of McMansions.

Patrick Otten—issue of development vs redevelopment. Growth should focus on full time residents. How will LCP be enforced? Richard Waystack-we can't just focus on locals. Second home owners are helping revitalize Harwich, pay taxes for our school system. We need to find a balance of second home owners and locals. Need to have a level of growth or tax rates will be too high for locals to stay local. We still need to respect private property rights. We should include a section on that in LCP. An entry level home here costs \$500-600K. A 1 bedroom rental is \$1700-2300 and a 2 bedroom rental is pushing \$3000, market value.

F. HPP and LCP . Joyce pointed out that the HPP will get filed with the State. The LCP goes before Town Meeting. Section 4.4 of the LCP-built systems. Need to have growth that supports the villages. Don-doesn't like the State platform for the HPP. It leaves out “middle” housing, so middle housing is never addressed. Jeff—lots of changes since we started this process and it's still changing. Duncan-the HPP is chasing goals and strategies. We need neuroplanning with qualitative and quantitative thinking for the wellness of our people. Plans should be based on human behavior. Mary M.-redevelopment of HPort is due to commercial

overlay. We need good zoning —zoning bylaw overhaul. David-getting good feedback. Do we put specifics in the plan or leave as general actions? Richard Waystack-we need working class and starter homes. That should be included in HPP and LCP. Brian Sullivan-do we know where the parcels are in town to allow this kind of development? Overall a good plan, so let's pass it. Julie—we need the HPP and need to move forward. Don-redevelopment should be a priority. We have in house impediments. We need staff to interact with people like John Carey who are trying to redevelop properties to help meet housing goals. David-we need to tone down Pine Oaks in plan to move HPP forward. We need to prioritize revitalization. Elizabeth Harder—we can't be too specific or the plan will never be implemented. Joyce—we need to summarize the revitalization, redevelopment options, tweak the language to be more generic, need to include zoning overhaul. Don-need a growth strategy—roads—always a choke point for implementing a project. Easy way to kill a project. Need to include that Town has to be committed to infrastructure for future developments. Ed-we need to coordinate infrastructure issues-water, wastewater, roads utilities for future developments. Joyce—we have a few shortcomings in a couple of areas that we are working on to make sure we meet with the affected departments/boards. Julie—we need a 5-0 vote from select board so the main things to tweak/include in HPP are revitalization, redevelopment, managing growth, governance.

III. Adjournment. Meeting was adjourned at 7:08pm with a motion by Ed and a second by Bernadette. Roll call vote was taken with all “ayes”.