



Harwich Planning Board

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Harwich Planning Board
Town Hall, 732 Main Street, Harwich, MA – Griffin Room

Meeting Agenda

Tuesday, March 25th, 2025 – 6:30 PM- Revised

This meeting of the Planning Board will be held in-person and will also be available for viewing via the GoToMeeting format (see login information at the close of this document). Members of the public with any interest in providing testimony regarding any item on the agenda should plan for in-person attendance.

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:

- a. **Case # PB2025-01 Davenport Realty Trust**, owner Sam Speakman, LLC, Sam Speakman, Manager, authorizes Davenport Realty Trust, through its agent Attorney Paul R. Tardif seeks approval for a Two-Family Dwelling Special Permit. The proposed project is to construct a two-family dwelling. The application is pursuant to the Code of Harwich Sections §325-51 (N) and MGL Chapter 40A sections 9 and 11. The property is located at **9 Shelley Path**, Assessor's Map 55 Parcel F1-3-0 and the parcel is approximately 1.20 acres. The parcel is in the Residential Low-Density (RL) Zoning District.
- b. **Case # PB2025-03 Cape Cod Regional Technical High School District (CCRTHS)**, owner, through its agent **Jose Picardo of Green Seal Environmental LLC**, Agent for Solect Energy Development, Inc., seeks approval for a Site Plan Review Special Permit. The proposed project is to construct three canopy mounted large scape solar photovoltaic systems over an existing paved bus parking area. The application is pursuant to the Code of Harwich Sections §325-51 and 325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **351 Pleasant Lake Ave**, Assessor's Map 82 Parcel A-1 and the parcel is approximately 67 acres. The parcel is in the Residential Low-Density (RL) Zoning District.



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- c. **Case # PB2025-04 Brian Langelier**, Owner, seeks approval for a Site Plan Review Special Permit. The proposed project is to construct two addition(s) to an existing building that shall increase seating capacity. The application is pursuant to the Code of Harwich Sections §325-51 and 325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **986 Route 28**, Assessor's Map 35-C2-0 and the parcel is approximately 0.99 acres. The parcel is in the Commercial Highway 1 (CH-1) Zoning District and the Massachusetts DEP Zone II Drinking Water Protection District.
- d. **Case # PB2025-05 19 Walkerwoods**, John and Deborah Duarte, owners, authorize Dillan Hoyt of Shoreline Pools, Agent, seeks a Special Permit to build a pool as an accessory to an allowed principal use within the Six Ponds Special District. The application is pursuant to the Code of the Town of Harwich §325-51 and 325-94 (A)(4) and MGL CH 40A sec 9. The property is located at **19 Walkerwoods Drive**, Assessor's Map 94, Parcel A5-4 and the parcel is approximately 2.5 acres. The parcel is in the Residential Rural (RR) District and the Six Ponds Special District.

IV. PUBLIC MEETING:

- a. **Case #2024-27 Wychmere Harbor Real Estate, LLC.**, through its agent, Andrew L. Singer, Esq., **requests to withdraw without prejudice** its application for Site Plan Review Special Permit and Use Special Permit to raze the existing hotel (2 buildings/34,860 sf) and replace with a new hotel (one building/82,660 sf), reconfigure and improve entrances and make other site upgrades. The property is located at 23 Snow Inn Road, Assessor's Map 8-P2-14 & 15.
- b. **Case # PB2025-06 John McElwee, P.L.S., Cape & Islands Engineering, Inc., agent for Hall Family Trust & Queen Anne Acres LLC & Catherine Goff**, seeks an Endorsement of an ANR (Approval Not Required) Plan entitled "Queen Anne Road Approval Not Required Plan of Land" by Cape & Islands Engineering – John McElwee, PLS No. 33602 dated 02/04/2025 for the **property at 0,55,57,& UNKN Queen Anne Road**, Assessor's Map 57, Parcel C2, C3, C5, & UNKN in the Residential Low-Density (RL) Zoning District.- **Applicant requested extension with continuance to April 8th, 2025**
- c. **Accessory Dwelling Unit Zoning Bylaw Changes Overview by Staff**, Public hearing to be held April 8th, 2025
- d. **1 Auston Rd Property Use, Michael Ford, Attorney- Rescheduled to April 8th, 2025**

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update



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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: meg.salmon@harwich-ma.gov.

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Mar 25, 2025, 6:30 – 8:30 PM (America/New_York)

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****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 Meetings (Subject to Change) – April 8th, 2025

Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.

Planning Department: 508-430-7511.

