



Harwich Planning Board

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2026 APR -9 P 2: 50

Harwich Planning Board Meeting Location
Griffin Room, Harwich Town Hall 732 Main Street Harwich, MA 02645

Meeting Agenda

Tuesday, April 14, 2026- 6:30 PM

This meeting of the Planning Board will be held in-person and will also be available for viewing via the GoToMeeting format. Members of the public with any interest in providing testimony regarding any item on the agenda should plan for in-person attendance.

Planning Board

Apr 14, 2026, 6:30 – 8:30 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

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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:**

Proposed Zoning Amendments 2026:

Pursuant to MGL Ch. 40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, April 14, 2026, beginning no earlier than 6:30PM, in the Donn B. Griffin Room, Town Hall, 732 Main Street, Harwich, MA 02645. The public is welcome to attend in person and remote participation is available. Please see the posted agenda for dial in information. The purpose of the Public Hearing is to review the below Zoning Amendments:

Zoning By-law Amendments: - Accessory Dwelling Units (ADU):

To see if the Town of Harwich will amend the Harwich Zoning By-laws by amending the following sections:

- Section §325-14 (T) by amending the Supplemental Regulations with regard to Accessory Dwelling Units; Section §325-13, Use Regulations, Attachment 1, Table 1, Use Regulations: line 10 to allow

Protected Use Accessory Dwelling Units as of right in all residential zones except Commercial Highway -2 (CH-2) and Industrial Limited (IL).

- Section 325-51(I)(1) to be deleted in its entirety and Section §325-51(P) to be deleted in its entirety. These sections require the granting of a special permit for a Single-Family Dwelling with an Accessory Dwelling Unit.

These amendments will align the Zoning Bylaw with M.G.L. Chapter 40A, §3, and 760 CMR 71.00 relative to regulating Protected Use Accessory Dwelling Units.

Zoning By-Law Amendment – Multifamily Height and Bulk

To see if the Town of Harwich will amend the Harwich Zoning By-laws by amending the following sections:

- Section 325-16, Table 3, Height and Bulk Regulations: amend Multifamily dimensions within the table, as follows: To reduce the allowed Maximum Permitted Height (feet) from 40 to 30 and reduce the Maximum Permitted Height (stories) from 3 ½ to 2 ½ in all Residential Districts.

Zoning By-Law Amendment – Nonconforming Structures and uses:

To see if the Town of Harwich will amend the Harwich Zoning By-laws by amending the following sections:

- 325-54 (A) (5) (e) to be deleted in its entirety. 325-54 (A) (5) (e) currently provides “The replacement structure may not increase the habitable square footage of the structure by more than 25% over the habitable square footage of the existing structure over a ten-year period beginning on the date of the issuance of the special permit by the Board of Appeals.”

This amendment will align the Zoning Bylaw with M.G.L. Chapter 40A.

Zoning By-Law Amendment – Stories for Human use or occupation

To see if the Town of Harwich will amend the Harwich Zoning By-laws by amending the following sections:

- 325-20 - delete second sentence in its entirety. Which currently states: “In no case shall a single-family residence contain more than two levels for human occupation, provided that the basement or cellar of a single-family residence can be used as a family room or recreational room but shall not be used as sleeping quarters unless it is made to comply with the provisions of the Building Code regulating the design and construction of such rooms. In no case shall any other building provide more than two stories or levels for human use or occupation.”

This amendment will align the Zoning Bylaw with M.G.L. Chapter 40A, Massachusetts Building Code, and Massachusetts State Environmental Code Title V

Petitioned Article: Amend By-law 325: Multifamily Development Special Permits

To see if the Town will vote prohibit Multifamily Development Special Permits in rural, low and medium density residential zoning district by amending the Code of the Town of Harwich, Section 325- Zoning as follows:

1. AMEND Article X, Administration and Enforcement, §325-51, Special Permits, Section Q, Multifamily Special Permit, by adding a new Paragraph (9) at the end thereof as follows:

(9) Multifamily dwellings shall not be allowed by Special Permit under 325-51Q in the following Zoning Districts: RR (Residential – Rural Estate), RL (Residential – Low Density) or RM (Residential Medium Density).

2. AMEND Article V, Use Regulations §325.13.A, Attachment 1, Table 1, Use Regulations, Paragraph I – Residential Uses, Use No. 8, Multifamily Dwelling (§325-51Q) to change the designation with respect to Zoning Districts RR, RL and RM from Special Permit to Prohibited.

IV. PUBLIC MEETING:

- **Case # PB 2026-02 Great White Realty Group LLC has requested a Partial Covenant Release for the Bentley Road Subdivision, Lots 2-5, Assessors Map 81, unassigned parcel, in the (RR) Zoning District.** The application is pursuant to MGL CH 41 & 81K-GG and the Code of the Town of Harwich Chapter 400.
- **Citizen’s Petition Presentation Special Roads Designation by Patrick Otton.**

V. Town Planner Update

- State Division of Conservation Services (DCS) approval of Harwich’s Open Space and Recreation Plan
- 2026 Town Meeting Preparation

VI. New / Old Business

ADJOURN

Documents and plans related to these applications may be viewed on 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 matthew.hamilton@harwich-ma.gov

****Per the Attorney General's Office—Boards and 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 Meeting (Subject to change) -Tuesday April 28, 2026—Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, MA 02645 at 6:30pm Requests for accommodation for any person having a disability can be made by contacting the Administration Office at 508 430-7513, Planning Department: 508-430-7511.

