



Harwich Planning Board

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

2025 APR -4 A 11: 26

Meeting Agenda

Tuesday, April 8th, 2025 – 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 (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. **Continued from March 25th, 2025, will be administratively continued to April 22nd, 2025- 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.
- b. **Zoning By-law Amendments: - Accessory Dwelling Units (ADU):**
 - i. To see if the Town of Harwich will amend the Harwich Zoning By-laws by amending the following sections:
 1. Section §325-13, Use Regulations, Attachment 1, Table 1, Use Regulations: lines 1b and 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).
 2. Section 325-51(I)(1) to be deleted in its entirety.
 3. Section 325-94(A)(1) to be deleted in its entirety.
 4. Section §325-14 (T) by amending the Supplemental Regulations.



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- ii. These amendments will align the Zoning Bylaw with M.G.L. Chapter 40A, §3, ¶ 11 and 760 CMR 71.00 relative to regulating Protected Use Accessory Dwelling Units.

IV. PUBLIC MEETING:

- a. **Continued from March 25th, 2025- 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**
- b. **1 Auston Rd Property Use, Michael Ford, Attorney**

V. APPROVAL OF PLANNING BOARD MEETING MINUTES:

- a. March 11th, 2025 & March 25th, 2025

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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Apr 8, 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 22nd, 2025



Harwich Planning Board

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.