



Harwich Planning Board

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

2026 JUL 23 A 10: 27

Meeting Agenda

Tuesday, July 28, 2026- 6:30 PM

Planning Board

Jul 28, 2026, 6:30 – 8:30 PM (America/New_York)

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

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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.

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:

- **Continued Public Hearing from June 9, 2026 and June 23, 2026, PB2026-06, 246 Queen Anne Road Realty Trust, owner and trustee Nicholas G. Mitchell III, through his agent Robert S. Rego, Professional Engineer, River Hawk Environmental, seeks approval for Site Plan Review Special Permit with request for waivers.** The proposed project is a new outdoor commercial space of 38,403 square feet for a wholesale landscaping supply yard with eight parking spaces. The site is adjacent to an existing business. The application is pursuant to the Code of Harwich Section §325-51 and 325-55 and MGL Chapter §40A Sections 9 and 11. The property is located at 246 Queen Anne Road, Assessor's Map 58 Parcel(s) K6-0 with a total square footage of 62,313. The parcel(s) are located in the Industrial Limited (IL) Zoning District.

- **At the Applicant's Request, the Public Hearing will be continued to Tuesday, August 11, 2026 at 6:30 pm.**

IV. PUBLIC MEETING:

- **PB2026-11, Great White Realty Group LLC has requested approval of the \$150,000 Performance Insurance Bond and a Full Covenant Release of Lot 5, Bentley Road Subdivision, Assessor's Map 81, D1-5, in the Residential Rural Estate (RR) Zoning District. The application is pursuant to MGL Chapter 41 Sections §81K-GG and the Code of the Town of Harwich Chapter 400 and Harwich Zoning Section §325-18.**
 - **Vote to Accept and Approve the \$150,000 Performance Insurance Bond Surety to complete the road and installation of utilities on Bentley Road.**
 - **Vote to Approve Full Covenant Release of Lot 5, Bentley Road.**
- **Adopt Draft Meeting Minutes:**
 - **January 27, 2026**
 - **March 24, 2026**
 - **April 14, 2026**
 - **June 23, 2026**

V. Town Planner Update

- Cape Cod Commission Certification of Harwich's Local Comprehensive Plan
- MEMA/FEMA Review Hazard Mitigation Plan Update
- Future Discussion on Planning Board Reorganization for August 11, 2026 Planning Board meeting
- Update on recent Changes to state's Chapter 40A Zoning Code

VI. New / Old Business

VII. Public Correspondence

- Cape Cod Commission letter regarding Certification of Harwich's Local Comprehensive Plan.

VIII. 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) – August 11, 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.

