



Harwich Planning Board

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HARWICH, MA

Harwich Planning Board Meeting Location **2026 AUG 25 P 3:27**
Griffin Room, Harwich Town Hall 732 Main Street Harwich, MA 02645

Meeting Agenda REVISED

Tuesday, August 25, 2026- 6:30 PM

Planning Board

Aug 25, 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, June 23, 2026, and July 28, 2026, and August 11, 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, September 8, 2026 at 6:30 pm.

IV. PUBLIC MEETING:

1. **PB2015-12 16 Arthur's Way \$300,000 Performance Bond Release:**
 - Vote to Authorize Christine Flynn, Director of Planning & Community Development to submit Final Sign Off letter per VHB's Final Inspection
2. **Accept nominations for Planning Board Representative to Community Preservation Committee**
 - Vote to Planning Board nomination to be the Community Preservation Committee Representative
3. **Adopt Meeting Minutes:**
 - i. January 27, 2026
 - ii. March 24, 2026
 - iii. April 14, 2026
 - iv. June 23, 2026
 - v. ~~July 14, 2026~~
 - vi. July 28, 2026
 - vii. August 12, 2025
 - viii. August 26, 2025
 - ix. September 9, 2025

V. Town Planner Update:

- HMP Final Approval Select Board August 24, 2026
- HPP Certification and Safe Harbor Update
- **PB2025-14 136 Factory Road – T & B Coating Manufacturing Use Special Permit Update**

VI. New / Old Business

VII. Public Correspondence

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) – September 8, 2026—Small Conference 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.

