



Harwich Planning Board

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

2025 APR 16 A 9:37

Tuesday, April 22, 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 25, 2025, and April 8, 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. **Case # PB2025-07 711 Main St LLC, Manager, Saumil G. Patel**, seeks approval for a Site Plan Review Special Permit and Fast Food/ Takeout Special Permit. The proposed project is to convert one existing commercial unit into two commercial units, one of which will be rented by a fast food/take-out establishment. There will be no exterior changes to the existing building or parking lot. The application is pursuant to the Code of Harwich Sections §325-14 (O), §325-51, §325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **711 Main Street**, Assessor's Map 41 Parcel D8 and the parcel is approximately 27,441



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square feet. The parcel is in the Commercial Village (CV) Zoning District and within the Harwich Center Overlay District (HCOD).

- c. **Case # PB2025-08 715 Harwich LLC, Manager, Saumil G. Patel**, seeks approval for a Site Plan Review Special Permit and Fast Food/ Takeout Special Permit. The proposed project is to convert two existing commercial units into one commercial unit with an addition of 1,120 square feet and reconfiguration of the parking lot. The new commercial unit will contain a convenience store with a fast food/take-out deli. The application is pursuant to the Code of Harwich Sections §325-14 (O), §325-51, §325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **715 Main Street**, Assessor's Map 41 Parcel D7-1 and the parcel is approximately 31,984 square feet. The parcel is in the Commercial Village (CV) Zoning District and within the Harwich Center Overlay District (HCOD)
- d. **Case # PB2025-09 Jeff Lang & Sandra Wycoff, Owners, through David J. Crispin, P.E, of BSC Group Inc., Agent**, seek approval for a Site Plan Review Special Permit. The proposed project is to construct a 93-space parking lot and perimeter pedestrian path. The application is pursuant to the Code of Harwich Sections §325-51, §325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **397 Route 28**, Assessor's Map 13 Parcel D-1 and the parcel is approximately 136,778 square feet. The parcel is in the Commercial Highway 1 (CH-1) and Residential High Density 1 (RH-1) Zoning Districts.
- e. **Case # PB2025-10 Robert Young & Josh Winston, Owners**, seek a Two-Family Use Special Permit, Multi-Family Use Special Permit, and Site Plan Review Special Permit to convert two existing structures with three residential units into five residential units. There will be no changes to the exterior footprint of the existing buildings. The application is pursuant to the Code of Harwich Sections §325-51 (N), §325-51(Q), §325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **1006 Route 28**, Assessor's Map 35, Parcel B2-1 and the parcel is approximately 72,802 square feet. The parcel is in the Commercial Highway 1 (CH-1), Residential Rural (RR) Districts and the DEP Zone II Water Protection District.
- f. **Continued from April 8, 2025- 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.



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4. Section §325-14 (T) by amending the Supplemental Regulations.
- 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. Case # PB2025-12 **Daniel & Jessica Turk, Owners**, through their Agent, Paul Sweetser PLS, seek endorsement of an Approval Not Required Plan of land to divide one existing lot, located at **240 Pleasant Bay Road**, into 2 lots, 1 of which will be a panhandle lot. Lot 1 proposed parcel is approximately 40,894 square feet. Lot 2 proposed parcel is 29,580 square feet (ZBA Variance Case #2025-01). The parcel is in the Residential Rural (RR) District.
- b. Case # PB2025-13 **Angelina Chilaka, Owner**, through their Agent, Paul Sweetser PLS, seek endorsement of an Approval Not Required Plan of land to divide one existing lot, located at **339 Main Street**, into 3 lots, 1 of which will be a panhandle lot. Lot 1 proposed parcel is approximately 40,100 square feet. Lot 2 proposed parcel is 59,195 upland square feet (1589 wetland square feet). Lot 3 proposed parcel is 69,988 upland square feet (541 wetland square feet). The parcel is in the Residential Low-Density (RL) District.

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update

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 22, 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".**



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Next Planning Board Meetings (Subject to Change) – May 5, 2025 – Annual Town Meeting

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.