



Harwich Planning Board

RECEIVED
TOWN CLERK
HARWICH, MA

Harwich Planning Board Meeting Location 2026 SEP - 8 PM 1:04
Small Conference Room, Harwich Town Hall 732 Main Street Harwich, MA 02645

Meeting Agenda REVISED

Tuesday, September 8, 2026- 6:30 PM

Planning Board

Sep 8, 2026, 6:30 – 8:30 PM (America/New York)

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

<https://meet.goto.com/312001301>

You can also dial in using your phone.

Access Code: 312-001-301

United States: +1 (571) 317-3122

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

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:

1. Continued Public Hearing from June 9, 2026, June 23, 2026, July 28, 2026, August 11, 2026, and August 25, 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.

- Applicant has requested to continue the Public Hearing to October 13, 2026

IV. PUBLIC MEETING:

1. Vote to nominate Planning Board Representative to the Community Preservation Committee (CPC):

- Annie Newman

2. Follow up discussion regarding KP Law's Presentation to Recent Changes to Chapter 40A State's Zoning Act

3. Adopt Draft Meeting Minutes:

- September 23, 2025
- October 14, 2025
- ~~October 28, 2025~~
- ~~November 6, 2025~~
- ~~November 18, 2025~~
- ~~December 2, 2025~~
- ~~December 9, 2025~~
- August 11, 2026
- August 25, 2026

V. Town Planner Update:

1. Hazard Mitigation Plan Approval
2. ~~KP Law Presentation 9/3/26 Recap~~
3. Bassett's Lane Update Memo to Affordable Housing Trust Fund

VI. New / Old Business:

- None

VII. Public Correspondence:

- None

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 22, 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.

