



Harwich Planning Board

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2025 MAY 12 P 2:11

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

Meeting Agenda REVISED 5/12/25

Tuesday, May 13, 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. **Case # PB2025-11 SS HPORT LLC, Robert C. Demarco, Manager, 1 Campanelli Drive Braintree, MA 02184 through their agent, Marian Rose, Esq., Singer & Singer Law Office 26 Upper County Road, Dennis, MA 02639** seeks approval for a Multifamily Special Permit and Site Plan Review Special Permit with request for waivers. The proposed project is to construct a 28-unit multifamily structure and reconfigured parking. 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 **606 Route 28**, Assessor's Map 14 Parcel Z18-2 and the parcel is approximately 76,226 square feet. The parcel is in the Commercial Village (CV) and **Residential Medium Density (RM)** **Residential Low Density (RL)** Zoning Districts and within the Village Commercial Overlay District (VCOD)
- b. **Case # PB2025-14, Great Western Realty LLC, Timothy Delude, Manager, owner address 170 Great Western Road, Harwich, MA 02645** authorizes **T&B Coatings and Customs LLC, Teagan Michael Twomey, SOC Signatory**, seeks approval for a Manufacturing Use Special Permit. The proposed use is for the application of Cerakote and Powdercoat to firearm components, tools, heavy use gear and equipment. The application is pursuant to Code of Harwich Sections §325-14(I), §325-51 and MGL Chapter 40A sections 9 and 11. The property is located at **136 Factory Rd, Unit 4**, Assessor's Map 58 Parcel G4-2-4 and the unit is 1,151 square feet. The parcel is in the Industrial Limited (IL) Zoning District.



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IV. PUBLIC MEETING:

- a. Case # PB2025-15 The 97 Kendrick Drive Realty Trust, Kim A. Cronin Trustee through their Agent, Thaddeus Eldridge, Plan of Land in Harwich Mass, prepared by Moran Engineering, Associates dated April 24, 2025, seek endorsement of an Approval Not Required Plan of land to merge two lots into one lot, located at **93 Kendrick Road and 0 Kendrick Road, Assessors Map 108 Parcels E2-2 and E2-3**. The proposed parcel is approximately 47,581 square feet. The parcel is in the Residential Rural (RR) District.

V. New or old Business

VI. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Pine Oaks Village IV Update

VII. 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.

Planning Board

May 13, 2025, (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) – May 27, 2025

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.