



Harwich Planning Board

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

Tuesday, May 27, 2025 – 6:30 PM

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2025 MAY 22 P 1:58

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 April 22, 2025 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 (HCOB)
- b. **Continued from April 22, 2025 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



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Commercial Highway 1 (CH-1) and Residential High Density 1 (RH-1) Zoning Districts.

IV. PUBLIC MEETING:

V. APPROVE MEETING MINUTES

- a. March 11, 2025
- b. March 25, 2025
- c. April 8, 2025
- d. APRIL 22, 2025
- e. MAY 5, 2025

VI. TOWN PLANNER UPDATE:

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

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 27, 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".**

Next Planning Board Meetings (Subject to Change) – June 10, 2025 – 204 Sisson Road, Cultural Center, Harwich, MA 025645

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.