



Harwich Planning Board

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Harwich Planning Board 2025 JUN -5 P 2:11
Cultural Arts Municipal Building, 204 Sission Road, Harwich, MA – Auditorium
Meeting Agenda

Tuesday, June 10, 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 Public Hearing from May 13, 2025 for 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 Low Density (RL) Zoning Districts and within the Village Commercial Overlay District (VCOD)

IV. PUBLIC MEETING:

- a. Case # PB2025-16 The Town of Harwich, Town Administration request a waiver from Site Plan Review Special Permit pursuant to Harwich Code Section 325-55(F). The Whitehouse Field Press Box's existing second story deck is proposed to be removed and replaced with a larger deck for the same purposes to observe and to film baseball games. There will be no changes to the existing building. The purpose of the project is to remove an existing second-story deck (10' X 10')



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to be replaced with a (14'X16') exterior deck. The application is pursuant to the Code of Harwich Sections 325-51 and 325-55 (F) and MGL Chapter 40A Section 9. The location is 83 Oak Street, Harwich, MA Assessor's Map 50 Parcel E5-0. The property is in the Rural Residential Zoning 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: christine.flynn@harwich-ma.gov

Planning Board:

Planning Board Meeting 204 Sisson

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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 24, 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.