

Local Planning Committee Meeting Minutes
February 4, 2025
Harwich Town Hall, 732 Main Street
Harwich MA 02645

- I. Call to order—meeting was called to order at 5:01pm by Joyce McIntyre.
- II. New Business
 - A. Review and approve minutes of February 4, 2025. Motion to approve minutes was made by David Spitz with a second by Brian Scheld. All approved.
 - B. Update on workflow process of HPP and Select Board edits. Review of 1/7/ 2025 joint meeting. HPP has been on and off SB agenda. It was discussed last week. Where are we? Jeff Handler and select board have the document—SB has decided to edit the document themselves. They'll give marked up document to Christine who will give it to Sharon/Karen. Both the census data and the tax rate (2023) in the report are accurate (there had been a question on both). The HPP is developed so the State can provide funds for the town, but the items/actions in the plan are not binding. Harwich may try to meet the 10% goal, but there are no penalties for not meeting it. There are financial benefits to meet the 10%. We need Select Board approval of the HPP. We can't politically push the LCP at town meeting without the HPP and select board approval. Issues we noted about the meeting: Some of Don Howell comments: vrbo's (short term rentals) redevelopment/reuse, roads/infrastructure—all important issues/topics that need to be dealt with. Road blocks to get a project done include issues with town boards, lack of pre-application meetings, department heads. Ed commented that Pete Piekarski doesn't like Beacon Hill , therefore doesn't like the HPP since it's state mandated.
 - C. Update on regulatory committee outreach. W/WW committee—David and Ed will meet with, Bernadette met with cultural council. Christine and Margo meeting with CONCOM to present OSRP. Chair of CONCOM had read report and provided comments to Christine.
 - D. Global review of LCP. Sharon hasn't made changes after the joint meeting. Will work on action plan in next few weeks.
 - E. Discussion of possible priorities blurb in LCP. Role of HPP summary in the LCP. David—we need to be more targeted , especially with housing, very important for a well rounded community. Margo—housing and community design need to be stitched together in the LCP. David-it's hard to pull stuff out of the HPP since it's so large. We need to be more specific about housing in each of the villages. Need a summary of the housing recommendations in the LCP, maybe the executive summary where people can read it and understand the direction. Can we take some of the specific summaries in the HPP and import them into the LCP? Might be more beneficial since the LCP is much more Harwichy. The summary needs to address redevelopment not development, the 2020 zoning bylaw, density. Issues similar to Davids memo. Neighborhood character should also be addressed. Margo/Ed—we need to be more specific for funding. We now have Seasonal Community Designation-how will that help housing? Attainable housing is different—you can move up (no deed restrictions). Attainable—we're talking about working families. Need to make sure the difference (affordable vs attainable) is understood in the LCP. The summary needs to be specific about the different villages characteristics—geographical vs cultural village. Still need to address access/infrastructure issues for future developments.
 - F. Governance section. Some thoughts—short term appointment, zoning bylaw overhaul (planning board).
 - G. Capital infrastructure and facilities plan. Christine working with County, Sharon. Need to be cognizant of town plan/county plan discrepancies.
 - H. Continue monthly meeting—March 4, 2025.

III. Adjourn. Meeting was adjourned at 7:04 pm with a motion by Brian and second by Bernadette. All in favor.