



Harwich Planning Board

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Harwich Planning Board
The 204 Cultural Arts Municipal Building, 263 South Street, Harwich, MA
Auditorium
Meeting Agenda

Tuesday, July 8, 2025
Executive Session 5:30 PM
Regular Meeting 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. EXECUTIVE SESSION:

- a. Executive session pursuant to the provisions of G.L. c.30A, §21(a)(3) to discuss litigation by the Town if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; Wise v. Town of Harwich Planning Board, Barnstable Superior Court, Docket No. 2172 CV 00239.

III. PLEDGE OF ALLEGIANCE:

IV. PUBLIC HEARING:

- a. **Continued Public Hearing from May 13, 2025, and June 10, 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**



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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)

V. PUBLIC MEETING:

- a. Letter of Support for Open Space & Recreation Plan

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 Meeting 263 South Street, The 204 Cultural Arts Municipal Building
Jul 8, 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) – July 22, 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.