



Harwich Planning Board

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

Tuesday, July 22, 2025 – 6:30 PM- Revised

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. **Applicant has requested continuance to September 9, 2025-** Continued Public Hearing from April 22, 2025, May 27, 2025, and June 24, 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 Commercial Highway 1 (CH-1) and Residential High Density 1 (RH-1) Zoning Districts.

IV. PUBLIC MEETING:

- a. **Case #PB2025-18 Eastward MBT, LLC, Trustee of the Eastward Homes Business Trust, Agent, Susan Ladue** have requested a **Release of Covenant** for #1594-1598 Orleans Road, Lot 1,2,3,4,5,6, and 7, Assessor's Map 107, Parcel S2-1 & S2-2 in the Residential Rural (RR) and DEP Zone II Water Resource Protection District. The definitive subdivision Case was # PB2024-21 and Lot 8 was released in Case # PB2025-02.
- b. **Case #PB2025-20 Eastward MBT, LLC, Trustee of the Eastward Homes Business Trust, Agent, Susan Ladue** have requested a **Release of Covenant** for #16 Turtle



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Run, Lot 3, Assessor's Map 63, Parcel C7 in the Residential Rural (RR) Zoning District. The definitive subdivision Case was # PB2022-12 and Lot 1, 2, and 5 were released in # PB2022-12. Lot 4 was released in Case # PB2024-12.

- c. **Case #PB2025-21** Nicholas G. Mitchell III, Landowner, Plan of Land in Harwich MA, prepared by Outermost Land Survey, Inc. dated June 11, 2025, seeks endorsement of an Approval Not Required Plan of land to divide two lots into three lots, located at **246 Queen Anne Rd, Assessors Map 58 Parcels K10-2 and K6**. The proposed parcels are approximately 22,251 square feet, 20,020 square feet and 20,042 square feet. The parcels are in the Industrial Limited (IL) Zoning District.- **Project has been referred to the Cape Cod Commission as a mandatory DRI referral as an outdoor use with a total area of 40,000 square feet or greater. The Building Department issued a Cease and Desist Order on February 6, 2025, as well as other notices of Zoning Violations (per Zoning Compliance Officer memorandum received by the Planning Department on July 18, 2025).**

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan, Hazard Mitigation Plan, Open Space and Recreation Plan, Housing Production Plan Progress Update

VI. 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.

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Jul 22, 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) – August 12, 2025



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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.

