



Harwich Planning Board

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

Meeting Agenda - Revised

Tuesday, August 12, 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. **Case # PB2025-17 Eliza Kendall, through their agent, Mark Dibb, P.E., Cape and Islands Engineering** seeks approval for a Site Plan Review Special Permit with request for waivers. The proposed project is to construct a 4800 square foot pre-fabricated metal building for contractor bays with access, parking, and utilities. 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 **103 Main St Ext**, Assessor's Map 55 Parcel N1-2 and the parcel is approximately 20,201 square feet. The parcel is in the Industrial Limited (IL) Zoning District.
- b. **Case # PB2025-19 Davenport Realty Trust, through their agent, Paul R. Tardif, Esq.** seeks approval for a Multi-Family Use Special Permit and Site Plan Review Special. The proposed project is to convert an existing commercial/office condominium structure into a 10-unit multi-family residential structure with no exterior changes to the building. 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 **72 Route 28**, Assessor's Map 10 Parcel F6 and the parcel is approximately 33,981 square feet. The parcel is in the Commercial Highway-1 (CH-1) and Residential Medium Density (RM) Zoning Districts, and the West Harwich Special District (WHSD).

IV. PUBLIC MEETING:

- a. **Case # PB2025-22 John McElwee, P.L.S., Cape & Islands Engineering, Inc., agent for Mid Cape Church Homes, Inc.,** seeks an Endorsement of an ANR (Approval

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Harwich Planning Board

Not Required) Plan entitled "Land Division Plan" by Cape & Islands Engineering – John McElwee, PLS No. 33602 dated 07/22/2025 for the **property at 99 Queen Anne Road**, Assessor's Map 57, Parcel H1 in the Residential Low-Density (RL) and Industrial Limited Zoning Districts. **The applicant has asked for an extension to August 26, 2025.**

- 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 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.

V. TOWN PLANNER UPDATE:

- a. Pine Oaks Village IV – Request from Zoning Board of Appeals
- b. Local Comprehensive Plan Update
- c. Registry of Deeds Request for Planning Board Member Signatures

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: Christine.flynn@harwich-ma.gov

Planning Board

Aug 12, 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".**



Harwich Planning Board

Next Planning Board Meetings (Subject to Change) – August 26, 2025, Multipurpose Room at the Harwich Community Center, 100 Oak Street, Harwich, MA

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.

