



Harwich Planning Board

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

RECEIVED
TOWN CLERK
HARWICH, MA
2025 AUG 21 PM 1:47

Tuesday, August 26, 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. **Applicant has requested a continuance to September 23, 2025 - Continued Public Hearing from May 13, 2025, June 10, 2025, and July 8, 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)**
- b. **Continued Public Hearing from August 12, 2025 for 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 4,800 square foot pre-fabricated metal building for contractor bays with**



Harwich Planning Board

- c. 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.

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 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 requested an extension to August 26, 2025.**
- b. **Case #PB2025-23 Eastward MBT, LLC, Trustee of the Eastward Homes Business Trust, Agent, Susan Ladue** have requested a **Release of Covenant** for #1594-1598 Orleans Road, Lots 1,3,4,5,6, 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 and Lot 2 was released in Case #PB2025-18.

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Discussion Pine Oaks Village IV and ZBA's Request for Planning Board Input
- c. Other planning business

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 Meeting 732 Main Street, Town Hall, Griffin Room
August 26, 2025, 6:30 – 8:30 PM (America/New York)

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/490426413>

You can also dial in using your phone.
Access Code: 490-426-413
United States: 1(571)317-3122



Harwich Planning Board

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

****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) – September 9, 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.

