



Harwich Planning Board

Harwich Planning Board
Harwich Town Hall, 732 Main Street, Harwich, MA – Griffin Room,
Meeting Location Change of Venue
Meeting Agenda REVISED

Tuesday, September 23, 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:

- Continued Public Hearing from May 13, 2025, June 10, 2025, July 8, 2025, and August 26, 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)
 - Applicant has requested a continuance to October 28, 2025
- PB2025-24 Tigger Realty Trust**, Kenneth E. Eubanks, Trustee, through its agent BCS Group, Inc., Brian G. Yergatian, P.E. seeks Special Permit for Site Plan Review. The proposed project is to remove any existing concrete pavement and structures in order to develop a new one-story steel building totaling 8,877 Square Feet with 25 parking

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spaces on site. The application is pursuant to the Code of Harwich Sections 325-51 and 325-55 and MGL Chapter 40A section 9. The property is located at 237 Queen Anne Road, Assessor's Map 58 Parcel N4-2-0 and is approximately 1.82 acres. The parcel is in the Industrial Limited (IL) Zoning District.

- **Applicant has requested to withdraw without prejudice**

IV. PUBLIC MEETING:

- **PB2025-25 The Town of Harwich, Town Administration**, request a waiver from Site Plan Review Special Permit pursuant to Harwich Code Section 325-55(F). The proposed project is to develop a Water Pump Station as part of the Harwich Phase 3A Sewer Project. The application is pursuant to the Code of Harwich Sections 325-51 and 325-55 (F) and MGL Chapter 40A Section 9. The location is 15 Wales Road, Harwich, MA Assessor's Map 73, Parcel F1-78, in the Rural Residential Zoning District and Six Ponds Special District. Documents related to the above case(s) are on file with the Planning Department and Town Clerk and may be viewed on the Planning Board website.
- **PB2025-26 John Z. Demarest, Jr. P.L.S., Demarest Land Surveying, agent for St. Peter's Lutheran Church of Cape Cod**, seeks an Endorsement of an Approval Not Required (ANR) Plan entitled "Plan of Land" prepared by Demarest Land Surveying – John Z. Demarest, Jr., P.L.S., No. 36859 dated 9/3/25 for the property at 310 Route 137, Assessors Map 105, Parcel(s) W1, W2, W3, and W4 in the Residential Rural Estate (RR) Zoning District and Six Ponds Special District Zones A and B.
 - **Applicant has requested an extension to October 14, 2025**
- **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.
- Review and Discuss Pine Oaks Village IV Comprehensive Permit– Draft Planning Board Memo to ZBA

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Hazard Mitigation Plan Update
- c. Public Correspondence:
 - a. Cape Cod Commission
 - b. Matt Sutphin, Pine Oaks Village IV
 - c. Abutting Towns

VI. ADJOURN



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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:

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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 Meeting (Subject to Change) – October 14, 2025 – 732 Main Street, Harwich

Town Hall, Harwich, MA 02645

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.