



Harwich Planning Board

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

Tuesday, October 14, 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:

IV. PUBLIC MEETING:

- **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.**
- **Case #PB2025-30 61 North Westgate Road, William J. Jussila, owner, through its agent Dan Croteau, Moran Engineering, seeks Endorsement of an Approval Not Required (ANR) Plan entitled "Plan of Land in Harwich" prepared by Moran Engineering, Michael S. Ladue, P.L.S. No #37560 dated 9/18/25 for the property at 61 North Westgate Road, Assessor's Map 78 Parcel G2-4, in the Residential Rural Estate and DEP's Zone II Drinking Water Protection District.**
- **Case # PB2025-27 270 Lothrop Avenue, NSTAR Electric Company d/b/a Eversource Energy, through their agent Heather B. Sites, 247 Station Drive, SE-100, Westwood, MA 02090, request a waiver from Site Plan Review Special**



Harwich Planning Board

Permit pursuant to Harwich Code Section 325-55(F). The proposed project at the Harwich Substation #968 is to construct 3 new coupling voltage transformers (CCVTs), totaling 386 Square Feet, on the 115 kV side of the existing Transformer, Bump out existing fence, and additional upgrades. There is no change in the use of the property, no change to access, and no change to existing setbacks. The application is pursuant to the Code of Harwich Sections 325-51 and 325-55 (F) and MGL Chapter 40A Section 9 and 11. The location is 270 Lothrop Avenue, Harwich, MA Assessor's Map 38, Parcel G2-0, in the Residential Low Density Zoning 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.

- **Case # PB2025-31 297 Route 28, CEZ&V LLC, Ellery Althaus, Manager, through his agent David Riquinha, North Eastern Trade Services, Inc. 14 Center Street North Eastern, MA 02356,** request a waiver from Site Plan Review Special Permit pursuant to Harwich Code Section 325-55(F). The proposed project is to raze and replace the existing 5-bedroom single family house and garage to be replaced with a 4-bedroom single family house with garage. The application is pursuant to the Code of Harwich Sections 325-51 and 325-55 (F) and MGL Chapter 40A Section 9 and 11. The location is 297 Route 28, Harwich, MA Assessor's Map 12, Parcel S6-0, in the Commercial Highway-1 (CH-1), Residential High Density (RHD) Zoning Districts, and FEMA Flood Zone AE BFE 11, NAV88. 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.

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Hazard Mitigation Plan Update
- c. Public Correspondence:
 - a. Abutting Towns

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:

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Harwich Planning Board

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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 28, 2025 – 204 Cultural Art Municipal Building, 263 South Street, Auditorium, (Building entrance is accessible via Sission Road) 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.

