



Harwich Planning Board

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2025 NOV -5 A 11: 29

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

Meeting Agenda

Thursday, November 6, 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:

- **Continued Public Hearing from October 28, 2025 PB2025-29 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 with waivers.** 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 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.
- **PB2025-28 Anne Brensley, Owner, authorizes Dan Mento, Mento Corporation, through its agent Jack Herndon, Counsel, Senie & Associates, P.C., seeks Special Permit(s) for Multifamily Special Permit and Site Plan Review Special Permit.** The proposed project is to develop a condominium building with 6 two-bedroom townhouses each with a garage and with a total of 16 off-street parking spaces, vehicular access will be via Cork Lane. One unit will be dedicated to year-round workforce housing. The project also proposes to demolish and remove six existing structures (two barns and four sheds) on the site. The existing single-family dwelling shall remain. The application is pursuant to the Code of Harwich Sections 325-51(Q), 325-51, and 325-55 and MGL Chapter 40A Sections 9 and 11. The property is located at 64 Smith Street, Assessor's Map 19



Harwich Planning Board

Parcel B1-0 and is 133,681 square feet with 48,681 square feet of upland. The parcel is located in the Residential Rural Estate (RR) Zoning District and the FEMA Flood Zone AE.

IV. PUBLIC MEETING:

- **Court Ordered Remand:**

- PB2021-12 Christopher Wise, as applicant, seeks endorsement of an Approval Not Required plan for Five Lots: four (4) buildable lots #1 – 4 and one (1) unbuildable lot #5 that does not meet required frontage, as set forth in the M.G.L. c. 41, 81(P). The plan is entitled “Division of Land” prepared for Paul O’Connell, Trustee, identified as Assessor’s Maps 106 Parcel G7-3 and Map 97-No Parcel Designation, Hall’s Path. The parcels are located primarily in the Residential Rural Estate, small portion is in the Commercial Highway – 2, and is in DEP’s Zone II Water Overlay Districts.
- **PB2025-35** Owners Richard and Laura Bernard, and Rita M. Ferro, Rita M. Ferro Revocable Trust through their Agent Susan Ludue, Eastward Company, seek an Approval Not Required (ANR) Plan entitled Division Plan Lots 4 and 5 Caldwell Lane Harwich, MA prepared for Eastward Companies prepared by Clark Engineering, David T. Poole, P.L.S. License No. 32662 to move property line between 25 and 30 Caldwell Lane, Assessors Map 98 and Parcel A5-4 and A5-5. There are two existing lots and the ANR will create 4 Lots, two newly created lots are non-buildable and will merge with new property line. The project is located in the Residential Rural Estate Zoning District and DEP’s Zone II Water Overlay District

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Open Space & Recreation Plan Update
- c. Hazard Mitigation Plan Update
- d. Public Correspondence:
 - a. Cape Cod Commission: DRI Referral: PB2025-32 Wychmere Redevelopment

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:

Nov 6, 2025, 6:30 – 8:30 PM (America/New York)



Harwich Planning Board

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/918328701>

You can also dial in using your phone.

Access Code: 918-328-701

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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) – November 18, 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.

