



Harwich Planning Board

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2025 NOV 14 A 9:11

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

Meeting Agenda

Tuesday, November 18, 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, August 26, 2025, September 23, 2025, and October 28, 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)**

- **At the request of the applicant, the Public Hearing is continued to Tuesday December 9, 2025 at the 204 Cultural Arts Municipal**



Harwich Planning Board

Building, Auditorium, 263 South Street (Building is accessible via Sission Road)

IV. PUBLIC MEETING:

- **PB2025-35** Owners Richard and Laura Bernard, and Rita M. Ferro, Rita M. Ferro Revocable Trust through their Agent Susan Ludue, Eastward Company, seeks 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
- Adoption of Meeting Minutes:
 - May 5, 2025
 - May 13, 2025
 - May 27, 2025
 - June 10, 2025
 - July 8, 2025
 - July 22, 2025
 - August 12, 2025
 - August 26, 2025

V. TOWN PLANNER UPDATE:

- a. Local Comprehensive Plan Update
- b. Open Space & Recreation Plan Update
- c. Final Draft Hazard Mitigation Plan Update:
 - Presentation December 4, 2025 4:00 pm Griffin Room
 - Public Comment Period is open to December 10, 2025
- d. Public Correspondence:

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



Harwich Planning Board

Planning Board Meeting:

Nov 18, 2025, 6:30 – 8:30 PM (America/New York)

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

<https://meet.goto.com/657652309>

You can also dial in using your phone.

Access Code: 657-652-309

United States: [+1 \(571\) 317-3122](tel:+15713173122)

****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) – December 2, 2025, Griffin Room, Town Hall, 732 Main Street, 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.

