



Harwich Planning Board

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

2025 FEB -6 P 2: 26

Meeting Agenda

Tuesday, February 11, 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. **Continued Public Hearing from January 28th 2025, PB2024-34 Tigger Realty Trust**, Kenneth E. Eubanks, Trustee, through its agent BCS Group, Inc., Brian G. Yergatian, P.E. LEED AP seeks approval for a Site Plan Review Special Permit. The proposed project is to remove any existing concrete pavement and structures in order to develop a new one-story steel building totaling 7,398 Square Feet with 20 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 and 11. The property is located at 237 Queen Anne Road, Assessor's Map 58 Parcel N4-2-0 and the parcel is approximately 1.82 acres. The parcel is in the Industrial Limited (IL) Zoning District.
- b. **Continued Public Hearing from January 28th 2025, PB2024-35 Town of Harwich**, Select Board through Town Administration seek Special Permit for Fast Food/Take-out Restaurant with request for a waiver from Site Plan Review Special Permit (Section 325-55 F). The purpose of the project is to create a workforce development program in partnership with the Grateful Mug Café Non-Profit and Harwich Chamber of Commerce. There will be no change to the building site and the building will not contain a commercial kitchen. The purpose of the program will sell pre-packaged baked goods and beverages. The application is pursuant to the Code of Harwich sections: 325-14 (O) and 325-51 and MGL Chapter 40A section 9. The location is 1 School House Road, Assessor's



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Map 14 Parcel F3-A. The property is a split parcel located in the Commercial Village (CV), Village Commercial Overlay District (VCOD), and Residential Medium Density (RM) Zoning Districts.

IV. APPROVAL OF PLANNING BOARD MEETING MINUTES:

- a. January 14, 2025, January 28, 2025.

V. TOWN PLANNER UPDATE:

- Recap of Cape Cod Commission DRI Public Hearing for Wychmere Redevelopment Project
- Draft ADU Bylaw changes for Annual Town Meeting
- Citizen Planner Training Collaborative's 30th Annual Conference is Saturday, March 15, 2025 location at Holy Cross College in Worcester.

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

Feb 11, 2025, 6:30 – 8:30 PM (America/New York)

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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 Meetings (Subject to Change) – February 25, 2025

Requests for accommodations for any person having a disability can be made by contacting the Administration Office at 508-430-7513.

Planning Department: 508-430-7511.

Emily Mitchell
2/6/2025