Harwich Planning Board

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

**MINUTES**

**Tuesday, January 09, 2024 – 6:30 PM**

 This meeting of the Harwich Planning Board was held in-person and was also available for viewing via the GoToMeeting format.

Members Present: Duncan Berry, Ann Clark Tucker, Emily Brutti, Harry Munns and Allan Peterson.

 Mary Maslowski arrived at 7:40pm.

 Members of the public included: Kate and Ed Pendergast, Paula and John McCarthy, Elizabeth and Ed

Johnson, Patti Smith, William MacDonald, Jack and Ellen Connolly, Thad Eldredge and Christopher Senie.

**I. MR. BERRY CALLED THE MEETING TO ORDER AND READ THE FOLLOWING RECORDING NOTICE.** 19 *According to MA Law anyone who intends to record the meeting must first notify the Chair who will* 20 *then inform the other attendees at the start of the meeting.*

**II. PLEDGE OF ALLEGIANCE**

Mr. Berry invited all to join him in the Pledge of Allegiance.

**Cases were heard out of order to ensure full Board Membership for each of the Cases in the Public Hearing Section.**

 THE **PUBLIC MEETING** WAS HELD FIRST.

  **REQUESTS FOR WAIVERS FROM SITE PLAN REVIEW FOR TOWN WASTEWATER PUMP STATIONS:**

**Case # PB2024-02 Town of Harwich** c/o Daniel Pelletier, Harwich Water Department, 196 Chatham Rd., Harwich MA 02645 for the property located at Bova Cove traffic circle, Assessors’ Map 126 in the RR Zoning District.

 Mr. Berry read the case into the record.

 Town Administrator, Joe Powers introduced himself and said that the Applicant for PB2024-02, 04 and 06

 is technically the Harwich Board of Selectmen. He also introduced the Project Director, Jeff Gregg of

GHD. Mr. Powers said that the applications are pretty straight forward, requesting Waivers of Site Plan

Review for the 5 pump houses that represent an early stage in the Phase III portion for what is now called the Watershed Management Plan for the Town of Harwich.

Town Planner, Christine Flynn read her report and recommended approval with conditions of the 5 requests for Waivers of Site Plan Review. The Pump Stations are essential infrastructure projects servicing the Town of Harwich. All five water pump stations have been carefully planned and publicly vetted at various planning stages at the state and local level. The Projects have been supported and funded at Annual Town Meeting(s). The town has made a concerted effort to reach out to abutters and to minimize any potential impacts by providing additional landscaping and screening mitigation.

Mr. Berry asked if the Board wanted to discuss the case further and since it did not, Mr. Peterson made a motion with a second by Ms. Brutti that the Board approve the request for a Waiver of Site Plan Review for Case # PB2024-02 Town of Harwich c/o Daniel Pelletier, Harwich Water Department, 196 Chatham Rd., Harwich, MA 02645 for the property located at Bova Cove Traffic Circle, Assessors’ Map 126 in the RR Zoning District. This approval is subject to the conditions noted in the Planner’s Review. Mr. Peterson amended this motion with a second by Ms. Clark Tucker, adjusting the conditions as follows:

The project will have a negligible impact on the surrounding area. However,

1. Reasonable measures will be implemented to provide screening from the street and adjoining properties.
2. Changes to vehicular or pedestrian traffic will be negligible.
3. There will be proper drainage of surface water.

The Board voted in favor. 5-0-0

**Case # PB2024-03 Standish Woods Assoc.,** c/o Joseph F. Powers, Town of Harwich, 732 Main St., Harwich, MA 02645 for the property located at 0 Standish Woods Cir., Assessors’ Map 112, Parcel C564 in the RR Zoning District;

Mr. Berry read the case into the record. The Board had no comments.

Mr. Peterson moved that the Board approve the request for a Waiver of Site Plan Review for Case # PB2024-03 Standish Woods Assoc.,for the property located at 0 Standish Woods Cir., Assessors’ Map 112, Parcel C5-64 in the RR Zoning District with the same conditions as in Case PB2024-02. Ms. Brutti seconded the motion and the Board voted in favor. 5-0-0

**Case # PB2024-04 Town of Harwich,**  c/o Daniel Pelletier, 196 Chatham Rd., Harwich, MA 02645 for the property located at the intersection of Route 39 and Church St. Traffic Island, Assessor’s Map 126 in the RR Zoning District.

Mr. Berry read the case into the record. The Board had no comments.

Mr. Peterson moved that the Board approve the request for a Waiver of Site Plan Review for Case # PB2024-04 Town of Harwichfor the property located at the intersection of Route 39 and Church St. Traffic Island, Assessor’s Map 126 in the RR Zoning District. The conditions of Case 2024-02 and 2024-03 also apply. Ms. Clark Tucker Seconded the motion and the Board voted in favor 5-0-0.

**Case # PB2024-05 Brian Springsteen,** c/o Joseph F. Powers, Town of Harwich, 732 Main St., Harwich,

MA 02645 for the property located at 3 Wilma’s Way, Assessors’ Map 117, Parcel P1-1 in the RR Zoning District.

Mr. Berry read the case into the record. The Board had no comments.

Mr. Peterson moved that the Board approve the request for a Waiver of Site Plan Review for Case # PB2024-05 Brian Springsteenfor the property located at 3 Wilma’s Way, Assessors’ Map 117, Parcel P11 in the RR Zoning District. The conditions of Case 2024-02, 2024-03 and 2024-04 also apply. Ms. Clark Tucker seconded the motion. The Board voted in favor 5-0-0

**Case # PB2024-06 Town of Harwich,**  c/o Daniel Pelletier, 196 Chatham Rd., Harwich, MA 02645 for the property located at 0 Pleasant Bay Rd., Assessors’ Map 114 in the RR Zoning District.

Mr. Berry asked if the Board wanted to discuss the case further and since it did not, Mr. Peterson made a motion with a second by Ms. Brutti that the Board approve the request for a Waiver of Site Plan Review for Case # PB2024-02 Town of Harwich c/o Daniel Pelletier, Harwich Water Department, 196 Chatham Rd., Harwich, MA 02645 for the property located at Bova Cove Traffic Circle, Assessors’ Map 126 in the RR Zoning District. This approval is subject to the conditions noted in the Planner’s Review. Mr.

Peterson amended this motion with a second by Ms. Clark Tucker, adjusting the conditions as follows:

The project will have a negligible impact on the surrounding area. However,

1. Reasonable measures will be implemented to provide screening from the street and adjoining properties.
2. Changes to vehicular or pedestrian traffic will be negligible.
3. There will be proper drainage of surface water.

The Board voted in favor. 5-0-0

**Case # PB2020-27 NextGrid Inc.,** requests an extension on a Site Plan Review Special Permit to establish a Large Scale Photovoltaic Array for the property at 0 Depot Road. The decision was filed with the Town Clerk on 1/14/21 and extended for one year on January 10, 2023 to January 14, 2024.

Nathan Collins, Nextgrid Senior Engineer, updated the Board that the project had been delayed through no fault of NextGrid because the project was placed in a Cape Group Distribution Study. The study should be finalized in the near future and it is anticipated that the project can continue soon. Mr. Collins noted that NextGrid has applied for a building permit and are hoping for completion before the end of the year.

The Town Planner recommended approval of the permit extension.

Mr. Peterson moved and Ms. Brutti seconded the motion that the Board approve the request to extend the time to perform until January 10, 2025 for Special Permit PB2020-27. Ms. Brutti seconded the motion. The Board voted 5-0-0 in favor.

The Board then took time to sign the Mylar for Dorset Drive and the Covenant Release documents for Shelley Path.

Mr. Berry will sign on 1/10/2024 in front of a Notary Public.

Mr. Peterson then moved to accept as submitted the Minutes from the December 12, 2023 meeting with a second by Ms. Brutti. The Board voted in favor 5-0-0

Ms. Flynn gave an update regarding the Local Comprehensive Plan, the Housing Production Plan and the Open Space and Recreation Plan. The Local Comprehensive Plan (LCP) Committee launched a survey which can be found on the Town’s website. Ms. Flynn encouraged the public to participate in the LCP survey as well as upcoming community engagement meetings for all three plans. The planning process will provide a road map for setting Land Use priorities, such as Affordable Housing, Economic

Development, Infrastructure, Natural Resource Protection, Open Space and Recreation, for the town. All public input is vitally important to help shape Harwich’s future.

Ms. Flynn reported on an upcoming training on Roles and Responsibilities for Zoning Board of Appeals and Planning Boards. The training will be conducted by Harwich’s Town Counsel Amy Kwesell and the session is scheduled for Wednesday, February 7, 2024 from 4:00- 6:00pm.

 Mr. Berry then called for a 15- minute recess.

 The meeting was called back to order at approximately 7:35.

 **III. PUBLIC HEARINGS**

**Case # PB2023-35 (CONTINUED from 11.28.23) Rowoliver Nominee Trust, David Crosbie &**

**Steven Farnsworth, Trustees,** through their agent**, Attorney Bejamin E. Zehnder** seek a Site Plan Review Special Permit to develop a portion of the property as a self-storage unit and a Change of Use from a Two-family to a Multi-family Usepursuant to the Harwich Zoning Bylaw Sections 325-51 and 325-55. The property is located at 481 Depot Street, Map 36, Parcel B1 in the IL and RR Zoning Districts.

**The Applicant had submitted a written request to continue CASE PB2023-35 until no sooner that 6:30 on Tuesday, March 12, 2024.**

Mr. Peterson moved and Ms. Brutti seconded the motion that the Board grant the request to continue CASE PB2023-35 until no sooner than 6:30 on Tuesday, March 12, 2024. The Board voted in favor 5-0-0.

Ms. Maslowski joined the meeting at approximately 7:40 PM.

**Case # PB2024-01 Coastline Construction, Inc.,** through its agent, Attorney James Norcross is seeking a MODIFICATION of a Site Plan Special Permit in order to construct a small addition and a deck. The application is pursuant to the Harwich Zoning Bylaw Sections 325-55 as directed by MGL c. 40A Section 9. The property is located at 466 Route 28, Map 13, Parcel F8–B1 in the Commercial Village (CV) and Residential Medium (RM) zoning Districts.

Mr. Berry read the case into the record.

Attorney James Norcross presented the case on behalf of the Applicant, Joe Young, owner of Coastline Construction and restated relevant portions of the application saying that the project is to square off the rear portion of the existing, non-conforming building to add office space. There will be no change to parking. The building is, however, historically significant and required review by the HDHC who recommended the addition of a front porch as part of the project. The rear addition will be 229 sf and the porch will be 129 sf.

Ms. Flynn shared a Power Point presentation to illustrate the project location and project details for the Board. Ms. Flynn that there were no concerns from Town Departments regarding the application. The building is located in the Commercial Village Zoning District and the building is pre-existing, nonconforming relative to the required set backs. The application requires zoning relief from the Zoning Board of Appeals. The Applicant is scheduled for a ZBA Public Hearing at the end of January.

The Board reviewed the materials and there were no public comments.

Mr. Peterson moved to close the Public Hearing with a second by Ms. Maslowski.

Mr. Peterson then moved that the Board adopt the recommended Findings of Fact:

1. The Applicant is the property owner of 466-1 Route 28.
2. The subject property address is 466-1 Route 28, Harwich Port, MA (Map 13 Parcel F8-B1) and is a condo building on a lot which is 41,745 sf, located within the Commercial Village and Residential Medium Density Zoning Districts.
3. The current use of the property is a professional business office used by Coastline Construction.
4. The Applicant proposes to build a 229 sf office addition and a 125 sf deck/porch. The Applicant requires Zoning Board of Appeals relief for the pre-existing nonconforming side setback in the CV District.
5. The Applicant has applied to the Planning Board for a Modification of a Site Plan Review Special Permit granted in 1986 pursuant to Section 325-55 of the Harwich Zoning Bylaw.
6. There will be a slight expansion of the structure.
7. The application was filed with the Town on December 11, 2023.
8. Subject to the conditions of approval stated herein and pending ZBA approval, the Application and site plan, as modified, conform to Sections 325-55 of the Harwich Code.
9. The Planning Board will hold a public hearing on the application January 9, 2024. Ms. Maslowski seconded the motion and the Board voted 6-0-0 in favor.

Mr. Peterson then moved that the Board grant the requested Modification of Site Plan for Case # PB2024-01 Coastline Construction, Inc., for the property located at 466-1 Route 28, Harwich Port, MA (Map 13 Parcel F8-B1) pending ZBA approval with the following conditions:

* The proposed re-development shall be in accordance with the site plan referenced in the application materials above.
* This decision shall run with the property.
* This decision shall not be effective until the Zoning Board of Appeals issues an approval and this decision is recorded with the Barnstable Registry of Deeds.
* Changes to the site not authorized under this decision will require further Planning Board review and modification to this decision.
* The Applicant shall conform to the inspection, certification and as-built plan requirements outlined pursuant to the Code of the Town of Harwich.

Ms. Maslowski seconded the motion and it was approved by the Board 6-0-0.

**Case # PB2023-34 (CONTINUED from 11.28.23) Karen & George Oliver, through their agent, Kent Drushella** have applied for a Special Permit for a Two-Family Dwelling in order to build a 2nd residential structure connected by a roof or series of roofs. The application is pursuant to the Code of the Town of Harwich c.325-51 N, as directed by MGL c. 40A Section 9. The property is located at 86 Miles St., Assessor’s Map 14 Parcel B9. The property is located in the RL Zoning District.

Mr. Berry read the case into the record.

Attorney Charles Sabatt of Yarmouth Port presented the case on behalf of the Applicants, Karen and

George Oliver. He introduced himself and Kent Drushella, the owners’ agent as well as Thad Eldredge, the surveyor and septic engineer for the project. He started by telling the Board that the owners have prepared an Affidavit stating that the second structure is designed ADA compliant in order that the Olivers can provide a proper seasonal home for their disabled granddaughter as well as her family and caregivers. He then detailed the specifics on the request for a Special Permit for a Two-Family Use and how the project complies in every way with Section 325-51N of the Town Bylaws. The size of the lot area complies. The minimal size of the floor area of the structures complies. The series of connecting roofs complies. There are enough off-street parking spaces to comply with that bylaw. This residential use is appropriate in this residential zone. It is carefully screened so that it will remain mostly invisible to the neighbors to the east and north. The total building coverage will be below the limit for the zone as will the site coverage. He used materials provided by the opposition to show that the percentages of building and site coverage for the smaller lots on Grassy Pond Road is mostly over the limit for the zone. The 86 Miles Street lot is larger and is ideally suited to this provision of the bylaw. There are at least 3 other Miles Street properties that have separate dwelling units and/or cottages. This proposal is not an anomaly for the neighborhood. The plan has also been modified to be 16% smaller and placed closer to the main house and the pavilion.

The proposed plan will meet all setbacks, building coverage limits and site coverage limits. The only nonconformance is with the frontage. That complies with the 325-54 exemptions for issuance of a building permit for a pre-existing non-conforming lot. Town Counsel said that in her opinion, if the Building Commissioner determines that the roof connecting the buildings is a roof or series of roofs, it is up to the Building Commissioner to either issue a permit or not. The Commissioner has submitted correspondence that this is a valid proposal for a Two-Family use on the site.

Attorney Sabatt also said that according to Section 325-51 A, the plan complies with all 4 conditions. The Use will not adversely affect the neighborhood. This is a residential use in a residential neighborhood. The site is appropriate given the size of the lot and the extensive screening of the property. There will be no nuisance or *Serious* hazard to the neighborhood. Adding possibly 2 additional vehicles onto a public road which already has approximately 34 automobiles parked and transiting to the 17 homes on Grassy Pond Road does not represent a significant change nor a serious hazard. These 17 homes also have deliveries, landscape vehicles and the like. The increase will be less than .05%.

Attorney Sabatt continued saying that there has been much resistance to this project from the Grassy Pond

Road neighborhood, specifically regarding the property’s access onto that public roadway, but both Town

Counsel and the Building Commissioner have opined that the additional driveway access onto Grassy Pond Road is available by right and is not a part of this application. He also referred to a more robust drainage plan which had been recently added to the Board members’ packets. There will be a catch basin which will collect water entirely on the Applicants’ property. He asked that the Board act favorably on the petition for the Two-Family Use Special Permit for 86 Miles Street.

Ms. Flynn shared a Power Point presentation to illustrate the project location and project details for the Board. Ms. Flynn read portions of her review on the project. Ms. Flynn highlighted previous correspondence from the Building Commissioner and Town Counsel which addressed the following three issues:

1. The property contains 47,565 square feet of area and 127.66 feet of lot frontage. The Residential Low Density (RL) district requires 40,000 square feet and 150 feet of frontage. Therefore, the property is nonconforming as to frontage on Miles Street.
2. Additional access to an abutting public road would be allowed as a matter of right. The proposed application shows an additional access to Grassy Pond Road.
3. The proposed roof covering the walkway connecting the two dwelling units is a “common roof or series of roofs”, such that the proposed structure does qualify as a two-family dwelling.

The Town Planner referenced Chapter 325-54 (A)(1)(a) and (c) regarding the Building Commissioner’s responsibility to issue permits for non-conforming lots and structures. Ms. Maslowski asked for and received clarification on the opinions of the Building Commissioner and Town Counsel that the additional driveway is allowed by right.

Ms. Clark Tucker asked about the handicap accessibility of the second structure. Mr. Drushella told her that it will be 100% handicap accessible.

Mr. Berry opened the meeting up for public comment.

Attorney Christopher Senie of Brewster spoke on behalf of his clients, Kathleen Hagan, Patti Smith,

Katherine Pendergast and Mr. and Mrs. Thomas Simpson. He referred to a memo sent by his firm in November of 2023 which argued the belief, in disagreement with Town Counsel, that this case belongs first before the Harwich Zoning Board of Appeals for a Section 6 finding given the fact that the lot is nonconforming as to frontage. He also argued that the safety of the driveway onto Grassy Pond Road was the responsibility of the Planning Board, at least by thorough review. But the main point of his argument was to suggest that this application represents an attempt by the Applicants to place 2 single family homes on one lot and that is a violation of the Harwich Bylaws. He argued that the definition of a 2-family talks about *A* building, not 2 buildings and that the project can be modified to eliminate the need for the “series of roofs” by attaching the buildings to each other. He urged the Board to make a finding that this does not represent a true 2-family project.

Kathleen Hagan of 37 Grassy Pond Road spoke of the history of the second driveway and what she believes to be the very real, present danger that adding any cars to that bend in the road will have on pedestrians and bikers. She spoke of the limited sight lines and the drainage problems that have already been noted. She also expressed her concern regarding the diminished tranquility of her neighborhood and the potential that the owners will subdivide or offer vacation rentals.

Kate Pendergast of 4 Grassy Pond Road wanted the Board to address the potential hazards of the driveway and strongly encouraged the Board to deny the Special Permit.

William MacDonald of 26 Grassy Pond Road said that the project looks like a mini-tourist area with 2 large houses in an area with small ranch houses.

Ed Johnson of 6 Grassy Pond Road said that he had upgraded his small ranch house but he went with a small cape style. His nephews ride their bikes on the street and cars drive too fast. The newspaper boy drives fast in the morning.

Even though the meeting was not a hybrid meeting, Mr. Berry then asked if anyone viewing the meeting remotely would like to provide public comments regarding the project. After waiting a moment, there were no comments.

Attorney Sabatt responded to some of the public comments by clarifying that the definition of a two-family states that two dwelling “*UNITS* connected or in some other combination” as well as Section 32551 (N) which specifically allows for a series of roofs. He again noted that the Building Commissioner and Town Counsel both opined on this point.

Ms. Maslowski said that this type of application is not new to the Board which has approved numerous two-family Davenport projects that have 2 cape houses connected by a roofed walkway between them. The Board has to see how any project fits within the bylaw and not the aesthetics of it. The Board doesn’t have the right to deny the two-family simply because it is larger. If coverages and setbacks are within the acceptable limits and town counsel has opined on the non-conformity and the second access driveway, the Board has no basis to deny an application. Safety issues go to the Police and the Building Commissioner, both of whom had opportunities to offer opinions on this case. A couple of additional cars on a public roadway does not appear to be a serious hazard. Perhaps the driveways are close within the public roadway but it appears on the plans to satisfy the distances required.

Ms. Clark Tucker gave credit to the Applicants for their willingness to adjust the plans in an effort to address the concerns of the neighbors.

Mr. Munns commended the neighbors for making a stand but the Board has had adequate opportunity to review their testimony over the months as well as Town Counsel’s opinion and the Bylaws. Mr. Munns stated he had enough information to make a conclusive vote.

Mr. Munns moved to close the Public Hearing with a second by Ms. Maslowski. The Board voted in favor 6-0-0.

Ms. Clark Tucker added that a positive vote requires a super majority, or 5 out of 6 members.

Mr. Berry said that the Board does take safety into account and the Board relies on Police input, traffic studies or other empirical data to make an assessment. The Board is bound by the definition constraints of the Bylaws and information from the Applicant.

Ms. Maslowski moved with a second by Ms. Brutti that the Board adopt the following Findings:

1. The Applicants/owners are Karen and George Oliver.
2. The property locus is 86 Miles Street.
3. The property is in the Residential Low Density Zoning District.
4. The hearing on this matter opened on November 28, 2023 and was continued until January 9, 2024 and the public hearing notice was advertised in the Cape Cod Chronicle on November 9, 2023 and November 16, 2023.

Opinions were received from the Building Commissioner and Town Counsel which addressed the following three issues:

1. The property contains 47,565 square feet of area and 127.66 feet of lot frontage. The Residential Low Density (RL) district requires 40,000 square feet and 150 feet of frontage. Therefore, the property is nonconforming as to frontage on Miles Street.
2. Additional access to an abutting public road would be allowed as a matter of right. The proposed application shows an additional access to Grassy Pond Road.
3. The proposed roof covering the walkway connecting the two dwelling units is a “common roof or series of roofs”, such that the proposed structure does qualify as a two-family dwelling.

Application and hearing documents included:

1. Form A and Project Narrative;
2. Site Plan with Zoning Compliance Table by East-Southeast, LLC. dated **03/03/23, REVISED 10/18/23;**
3. Building Floor Plan and Elevation Set Pages A4 and A5 by Zibrat & McCarthy, LLP; 4) Color Rendering (2 pages) of the proposed project by Imperial Landscaping & Masonry; 5) 10 Pages of photos and renderings of the proposed project. 6) Abutter Application; 7) Application Fee.
4. Public Correspondence:

• In addition, the Board reviewed letters received from neighbors who opposed the original and current application. They include – the Connollys, the Cummings, Mr. Denofio, Ms. Hagan, the Johnsons, the McCarthys, Mr. Moynagh, Ms. O’Leary, Mr. Sheehan, the Simpsons, Ms. Smith, the Sytsmas, the Tobins and Mr. Whitty.

The Board further finds that:

1. The proposed project of 2 residences will be connected by a series of roofs.
2. The size of the lot exceeds the 40,000 sf minimum lot requirement.
3. Both structures exceed the minimum requirement for floor area.
4. There will be 2 off-street parking spaces per residential structure.

After reviewing the proposed Special Permit Application for a Two-Family Dwelling, the Board finds that the application meets the criteria in Harwich Zoning section 325-51(N) Two-Family Dwelling.

The Board further finds that the application satisfies the requirements of **Section 325-51 Special Permits** [**(a)** T](https://ecode360.com/12263351#12263351)he use as developed will not adversely affect the neighborhood.

1. [T](https://ecode360.com/12263352#12263352)he specific site is an appropriate location for such a use, structure or condition.
2. [T](https://ecode360.com/12263353#12263353)here will be no nuisance or serious hazard to vehicles or pedestrians.
3. [A](https://ecode360.com/12263354#12263354)dequate and appropriate facilities will be provided for the proper operation of the proposed use. This includes the provision of appropriate sewage treatment facilities which provide for denitrification, when the permit granting authority deems such facilities necessary for protection of drinking water supply wells, ponds or saltwater embayments.”

The Board voted 6-0-0 in favor.

Ms. Maslowski then moved with a second by Mr. Peterson that the Board grant the requested Special Permit for a Two-Family Dwelling to build a 2nd residential structure connected by a roof or series of roofs pursuant to the Code of the Town of Harwich c.325-51 N, as directed by MGL c. 40A Section 9 for the property located at 86 Miles St., Assessor’s Map 14 Parcel B9 which is located in the RL Zoning District subject to the following conditions:

1. The proposed site improvements and building renovations shall be in accordance with the Site Plan referenced in the application.
2. This decision shall run with the property.
3. This decision shall not be effective until the Certificate of Action for the approved Two-Family Use Special Permit is recorded at the Barnstable Registry of Deeds. The Applicant shall submit proof of recording to the Planning Department prior to the start of construction in association with this Special Permit.
4. Changes to the site not authorized under this decision will require further Planning Board review and modification to this decision.
5. The Applicant shall conform to the inspection, certification and as-built plan requirements outlined pursuant to the Special Permit section of the Harwich Code.

The Board voted in favor 6-0-0

Mr. Berry noted the recent resignation of Board member, Craig Chadwick. His service was much appreciated and he will be missed. Mr. Berry asked for board members and the public to reach out to those who might wish to serve on the Planning Board.

Mr. Peterson moved to adjourn the meeting with a second by Ms. Maslowski. The Board voted in favor 6-0-0.

Meeting adjourned at 9:43 PM.