

APPROVED

RELEASED

**WORKING GROUP MINUTES  
SELECT BOARD  
DONN B. GRIFFIN ROOM, TOWN HALL  
732 MAIN STREET, HARWICH, MA  
WORKING GROUP SESSION 6:00 PM  
MONDAY, JULY 17, 2023**

RECEIVED  
TOWN CLERK  
HARWICH, MA

2023 JUL 25 P 2:18

**MEMBERS PARTICIPATING:** Mary Anderson ,Chair, Julie Kavanagh, Vice Chair, Jeff Handler, Clerk and Michael MacAskill

**ALSO PARTICIPATING:** Joseph F. Powers, Town Administrator, Planning Board Chair Duncan Berry, Local Planning Committee Member Margo Fenn & Zoning Board of Appeals Chair Brian Sullivan

**CALL TO ORDER:** Madam Chair called the meeting of the Harwich Select Board to order at 6:01 p.m. on Monday, July 17, 2023

**I. Discussion on the following items related to potential zoning changes to increase housing in the Town of Harwich, but not limited to:**

**1. Converting single dwelling homes to three-unit homes**

Mr. Sullivan educated the group on By-Law 325-51 and described “non-conforming lots” and the “40,000 square foot lot size” as it relates to 1 & 2 and multi-family units.

Ms. Fenn brought up the issue of intensification of use on a single lot that previously had a single-family home. Mr. Berry added with beware of smaller neighborhoods and that this may not be appropriate in certain areas. Public complaints should also be considered as to the impact and if this could be a detriment to the neighborhood position.

Ms. Anderson asked how progress can be made. The consensus was to identify areas where this may be appropriate and have more conversations.

**2. Apartments over commercial buildings**

Mr. Berry brought up the Village Overlay concept and how all of Harwich’s villages must be looked at independently of each other.

Ms. MacAskill made a point that both Harwich Port and Harwich Center are currently at capacity or close to it regarding units above commercial buildings. Further, he mentioned that we should focus on East Harwich. The group thought this idea could help with the housing issue and agreed that more discussion is needed.

**3. Vail Deed Restriction**

July 17, 2023

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An explanation was given by Ms. Anderson and all at the table were in support of more information being gathered but felt that it may have merit for Harwich.

#### **4. Air BnB restrictions in Commercial zoning**

Mr. MacAskill stated that personal property rights need to be considered.

Mr. Handler stated that Harwich needs to wrap their arms around this, and gain some control.

Mr. MacAskill would like to wait and see the level of success in Chatham and Orleans, who are implementing a registration process, which should take about 1 year.

#### **5. Any other items related to zoning II. Discussion on proposed topics for future working sessions and discussion on future dates**

Mr. Berry asked what the goals are for Harwich. One suggestion was cleaning up the language of the Zoning By-Laws. Ms. Fenn added zoning changes and that our vision must be in lockstep.

#### **ADJOURNMENT**

**The working session of the Select Board adjourned at 7:33 p.m.**

Respectfully submitted,

Jeffrey Handler  
Clerk  
Harwich Select Board

July 17, 2023