

## Harwich Planning Board Legal Notice – Proposed Zoning Amendment

In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, March 10, 2020 not earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, to consider an amendment to the Harwich Zoning Codes:

**Article \_\_\_:** To amend the Code of the Town of Harwich, §325-4 and Attachment 4 – The Zoning Map, by extending the Industrial (I-L) Zoning District westerly along Queen Anne Road and the existing I-L zoning district as shown on the amended Zoning Map, dated January 23, 2020, a copy of which is on file in the Town Clerk’s Office.

Any person interested or wishing to be heard on this zoning proposal should appear at the time and place designated. The full text for the proposed amendments can be found on the Town Website <http://www.harwich-ma.gov/planning-board>, and in the Community Development and Town Clerk Offices at Town Hall, at the address noted above, during normal business hours.

In accordance with state law, this legal notice will also be available electronically at [www.masspublicnotices.org](http://www.masspublicnotices.org). The Town is not responsible for any errors in the electronic posting of this legal notice.

Joseph P. McParland, Chair  
Cape Cod Chronicle 2/20/2020, 2/27/2020

---

### **Below Please find an Explanation and Description of the proposed changes to the Zoning Map and a full copy of §325-4 from the Zoning Bylaws**

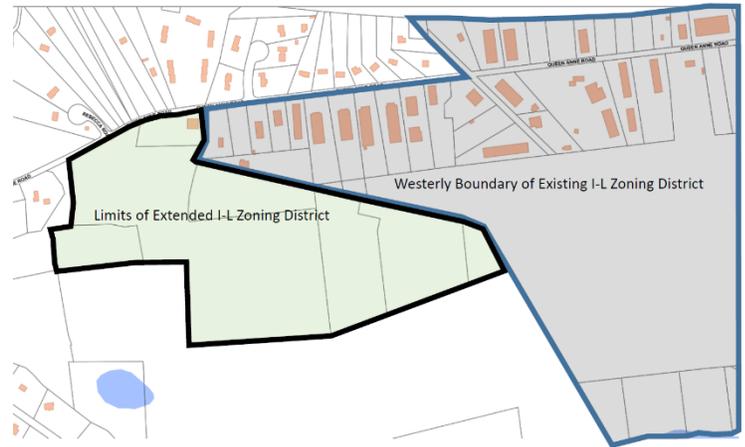
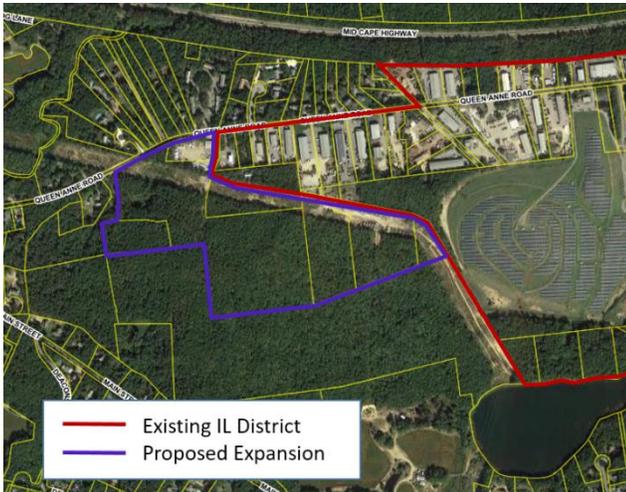
#### *Explanation:*

*Property owners within this area approached the Town Planner about the expansion of the Industrial (“I-L”) Zoning District in 2019. After several conversations and careful mapping of the proposed expansion, the discussion was brought to the Planning Board. There is a need for additional I-L Zone land in Harwich, as most existing areas are built out. The land involved, directly adjacent to the existing I-L zoning district, lends itself to I-L zone uses. The following is a description of the proposed expansion area of the Industrial (I-L) Zoning District on Queen Anne Road:*

- 1) Beginning at the northwesterly corner of the existing I-L Zoning District, which is also the northwest corner of the property located 101 Queen Anne Road [Map (‘M’): 57, Parcel (‘P’): G2-18], follow this westerly along Queen Anne Road to the easterly property line of 59 Queen Anne Road [M:57, P:C1]; thence,*
- 2) Southerly along the easterly property line of 59 Queen Anne Road [M:57, P:C1] and then westerly along the southerly property line of 59 Queen Anne Road [M:57, P:C1] to the northwesterly corner of the property at 0 Queen Anne Road [M:57, P:C6]; thence,*
- 3) Southerly along the westerly property line to the southwest corner of 0 Queen Anne Road [M:57, P:C6]; thence,*
- 4) Easterly along the southerly property line of 0 Queen Anne Road [M:57, P:C6] to and including “Annasis Road” ‘so-called’; thence,*

- 5) Southerly along "Annasis Road" for approximately 440 feet; thence,
- 6) Easterly to the southwest corner of property located at 0 Queen Anne Road [M:57, P:G5-1]; thence,
- 7) East-north-easterly to the southeast corner of property located at 0 Queen Anne Road [M:57, P:G5-2]; thence,
- 8) East-north-easterly as an extension of the property line to the intersection with the existing I-L zoning district at the east side of the utility easement.

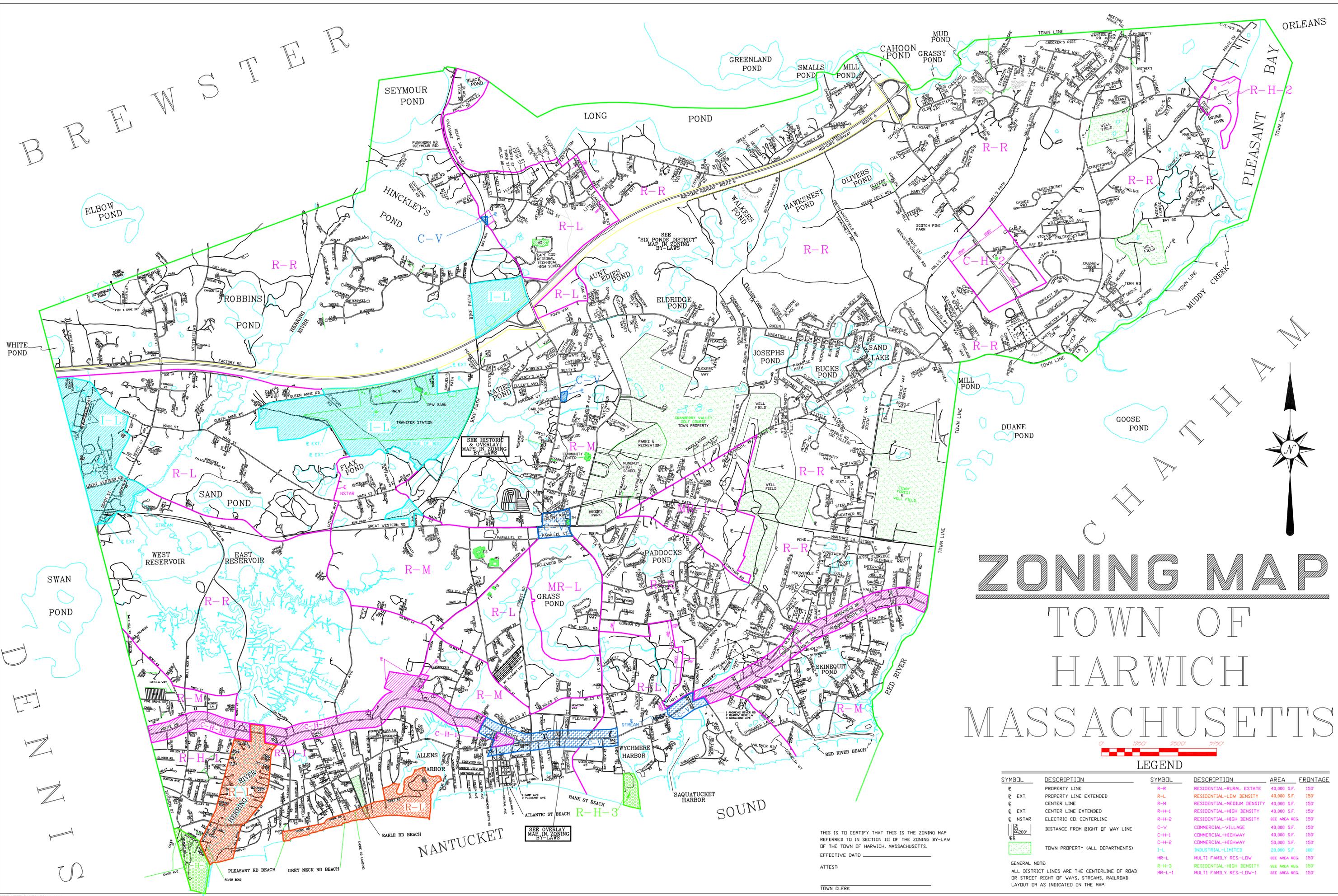
Here is a close up of the area:



#### § 325-4. Maps.

- A. The location and boundaries of the zoning districts are hereby established as shown on a map titled "Zoning Map of the Town of Harwich, Massachusetts," dated August 1972, which accompanies and is hereby declared to be a part of this bylaw. The authenticity of the Zoning Map shall be certified by the signature of the Town Clerk and imprinted Town Seal, together with the words: "This is to certify that this is the Zoning Map referred to in Article III of the Zoning Bylaw of the Town of Harwich, Massachusetts," together with the effective date of this bylaw.
- B. The Drinking Water Resource Protection Districts established hereunder are shown on a map labeled "DEP Zone II, Apr 2009," prepared by Cape Cod Commission GIS Services, or its successor showing the most recent Zone II boundaries as approved by the Massachusetts Department of Environmental Protection, which map(s) are on file in the Office of the Town Clerk, the authenticity of said map to be established in the same manner as provided above for establishing the authenticity of the Zoning Map. **[Amended 5-4-2010 STM by Art. 9]**
- C. The Personal Wireless Service Overlay Districts established hereunder are shown on a map titled "Town of Harwich Personal Wireless Service Facilities Overlay District Map," dated January 13, 1998, scale: 1:12,000, which map is on file in the office of the Town Clerk, the authenticity of said map to be established in the same manner as provided above for establishing the authenticity of the Zoning Map.

- D. The Zoning Map of the Town of Harwich is hereby amended to include the EAH District as shown on a sketch plan, a copy of which is on file in the office of the Town Clerk, dated February 25, 1999.
- E. The Solar Farm Overlay District established hereunder is shown on a map labeled "Town of Harwich, Solar Farm Overlay District" dated February 8, 2018, a copy of which can be found as an attachment to this chapter in the town's online Code. [**Added 5-7-2018 ATM by Art. 33**]



# ZONING MAP

## TOWN OF HARWICH MASSACHUSETTS



### LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	AREA	FRONTAGE
—	PROPERTY LINE	R-R	RESIDENTIAL-RURAL ESTATE	40,000 S.F.	150'
—	PROPERTY LINE EXTENDED	R-L	RESIDENTIAL-LOW DENSITY	40,000 S.F.	150'
—	CENTER LINE	R-M	RESIDENTIAL-MEDIUM DENSITY	40,000 S.F.	150'
—	CENTER LINE EXTENDED	R-H-1	RESIDENTIAL-HIGH DENSITY	40,000 S.F.	150'
—	ELECTRIC CO. CENTERLINE	R-H-2	RESIDENTIAL-HIGH DENSITY	SEE AREA REG.	150'
—	DISTANCE FROM RIGHT OF WAY LINE	C-V	COMMERCIAL-VILLAGE	40,000 S.F.	150'
—		C-H-1	COMMERCIAL-HIGHWAY	40,000 S.F.	150'
—		C-H-2	COMMERCIAL-HIGHWAY	50,000 S.F.	150'
—		I-L	INDUSTRIAL-LIMITED	20,000 S.F.	100'
—		MR-L	MULTI FAMILY RES.-LOW	SEE AREA REG.	150'
—		R-H-3	RESIDENTIAL-HIGH DENSITY	SEE AREA REG.	150'
—		MR-L-1	MULTI FAMILY RES.-LOW-1	SEE AREA REG.	150'

GENERAL NOTE:  
ALL DISTRICT LINES ARE THE CENTERLINE OF ROAD OR STREET RIGHT OF WAYS, STREAMS, RAILROAD LAYOUT OR AS INDICATED ON THE MAP.

THIS IS TO CERTIFY THAT THIS IS THE ZONING MAP REFERRED TO IN SECTION III OF THE ZONING BY-LAW OF THE TOWN OF HARWICH, MASSACHUSETTS.  
EFFECTIVE DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TOWN CLERK