February 7, 2017

TO:

Planning Board

 Conservation Commission

 Board of Health

Housing Committee

Historic Distric and Commission

Board of Water/Sewer Commissioners

Department of Public Works

Police Department

Fire Department

Building Commissioner

FROM: Shelagh Delaney, Secretary for the Zoning Board of Appeals

RE: Comprehensive Permit (40B) for 93-97 Route 28

 File # ZB 2017-04

On Wednesday, March 8, 2016 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room, Harwich Town Hall, 732 Main Street, Harwich, MA 02645 relative to a Comprehensive Permit application for the property located at 93-97 Route 28 in West Harwich, Assessor’s Map #10, Parcels # W3-B and W5; as follows:

**Case #2017-04** Habitat for Humanity of Cape Cod, Inc. c/o Attorney Warren H. Brodie, has made application for a Comprehensive Permit pursuant to MGL Chapter 40B Sections 20-23 and 760CMR 56.00, to create an eight lot subdivision to provide for 6 new single family affordable homes, 2 “market rate” lots and a cul-de-sac. The property is located at 93 and 97 Route 28, Harwich, Map# 10, Parcels #W3-B and W5 located in the R-L Zoning District.

***PLEASE NOTE:* *NO PRESENTATION OR TESTIMONY WILL BE TAKEN AT THIS MEETING.*** The hearing will be opened by the Zoning Board of Appeals and will be immediately continued to a date and time certain to be announced at this meeting. Any interested member of the public is invited to attend this and future meetings and may provide information in writing to the Building Department, Town Hall, 732 Main St., Harwich. Related documents are available for review during regular business hours at the Building Department.

Under 40B, the ZBA has authority to grant all of the approvals that would otherwise separate applications under local bylaws or ordinances so obtaining comments from each Board/Committee/Commission and Department is critical for the ZBA to reach an informed decision and craft appropriate conditions of approval. The ZBA aslo has the authority to grant waivers of local requirements if requested by the developer and necessary to construct the proposed project. The ZBA’s mechanism for taking these actions is a single comprehensive (all-encompassing) permit, the purpose of which is to expedite the approval process and facilitate construction of low or moderate income housing. The ZBA’s jurisdiction includes zoning, subdivision regulations and other types of local by-laws or ordinances and regulations, e.g., a local historic district bylaw, earth removal, storm water management or local wetlands regulations. However, the ZBA does not have the authority to waive state requirements.

Your review and all **comments, which must be in writing,** should be sent to Shelagh Delaney in the Community Development Department Office on the 2nd floor of Town Hall, or in the alternative, to sdelaney@town.harwich.ma.us no later than March 3, 2017 so that it can be provided to the ZBA and the applicant prior to the scheduled hearing date.

\*Sent electronically 2/7/17 with attachments