**ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, April 26, 2017 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, April 26, 2017 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room at the Harwich Town Hall, 732 Main Street to hear the following cases. Any member of the public having interest in these applications is invited to attend and provide information and comment relevant to these matters or may submit the same in writing by Thursday, April 20, 2017.

**Case #2017-04 (CONTINUED from March 8, 2017, March 21, 2017, March 23, 2017 and April 6, 2017.)** 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.

**Case #2017-13**

Colleen E. Buckley and Joseph G. Labelle, through their agent, Gordon Hatch, have applied for a Special Permit or in the alternative, a Variance to construct an entry way/mudroom addition to a conforming single family residence. The application is pursuant to the Code of the Town of Harwich §325 Table 2, Area Regulations, §325-52 and §325-54. A.2 as set forth in MGL Chapter 40A §6 and §10. The property is located at 77 Nor’East Drive, Map 87, Parcel F32 in the RR Zoning District.

**Case #2017-14**

Susan Cyr, Trustee of the Cyr Nominee Trust dated 5/29/09, by her agent, Attorney William Crowell has applied for a Special Permit or in the alternative, a Variance to construct a sunroom and entry porch onto a pre-existing, non-conforming single family residence. The application is pursuant to the Code of the Town of Harwich §325 Table 2, Area Regulations, §325-54.A.(2) as set forth in MGL Chapter 40A §6. The property is located at 118 Headwaters Drive, Map 81, Parcel A37 in the R-R Zoning District.

 In other business, the Board will address the following agenda items:

Approval of minutes from the March 29, 2017 meeting.

New Business per the Board’s discretion.

Documents related to the above case are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich and may be viewed during regular department business hours.

***Per the Attorney General’s Office:  The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business.”  If you are deaf or hard of hearing or a person with a disability who requires an accommodation, contact the Selectmen’s Office at***

***508-430-7513***

*This Agenda may change at the discretion of the Board.*

“In accordance with state law, this legal notice will also be available electronically at ‘www.masspublicnotices.org.’  The City/Town is not responsible for any errors in the electronic posting of this legal notice.”

*Recording & Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair.*

Posting Officer: Shelagh Delaney, Board of Appeals Recording Clerk

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