**ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, March 29, 2017 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**732 Main Street, Harwich Center, MA 02645**

**AGENDA**

On Wednesday, March 29, 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, March 23, 2016.

**Case #2017-05**

Richard Centrella has applied for a Special Permit for a Change of Use to operate an auto repair and auto sales facility. The application is pursuant to the Code of the Town of Harwich §325 Table 1, Use Regulations as set forth in MGL Chapter 40A §6. The property is located at 195 Queen Road, Map 58, Parcel F1-2 in the IL Zoning District.

**Case #2017-06**

Darin M. Souza, by his agent, Larry Brutti, has applied for a Special Permit to demolish and rebuild an existing laundry room and to build an addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2.(c) as set forth in MGL Chapter 40A §6. The property is located at 423 Lower County Road, Map 13, Parcel Y1 in the R-H2 Zoning District.

**Case #2017-07**

Lance Solomini, through his agent, Thomas Moore, has applied for a Special Permit to convert an existing deck into a 3-season room on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 as set forth in MGL Chapter 40A §6.The property is located at 24 Ship’s Haven Road, Map 12, Parcel X1-13 in the RH-1 Zoning District.

**Case #2017-08**

William Marsh, Trustee of Trailride, LLC, through his agent, Susan Ladue has applied for a Temporary Change of Use to allow for the continuation of storage of construction materials being used as part of the National Grid Pipeline Project. The application is pursuant to the Code of the Town of Harwich, §325 Table 1, Use Regulations as set forth in MGL Chapter 40A §6. The property is located at 1 Auston Road, Map 97, Parcel R4-1A in the CH-2 Zoning District.

**Case #2017-09**

Thomas P. Carlone and Natalie M. Carlone have applied for a Special Permit to construct an addition consisting of a one-bay garage and 2-story living space on their pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations and Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 11 Ocean Ave., Map 6B, Parcel L28 in the RH-2 Zoning District.

**Case #2017-10**

Kenneth J. Raymond and Candace M. Raymond through their attorney, William Crowell have applied for a Special Permit or in the alternative, a Variance to construct a 2nd floor addition, porch, breezeway, stairway and garage without changing the footprint but adding habitable space at an increased height to their pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 as set forth in MGL Chapter 40A §6 and §10. The property is located at 11 Burton Ave., Map 3, Parcel D-5 in the RH-1 Zoning District.

**Case #2017-11**

Harwich MMM, LLC through its agent, Attorney William Crowell has applied for a Special Permit or in the alternative, a Variance to finish 2nd floor space and add a deck to an existing detached barn to create an accessory apartment with no change in the footprint but adding habitable space. The barn is a pre-existing, non-conforming residential structure. The application is pursuant to the Code of the Town of Harwich, §325-54.A.2 as set forth in MGL Chapter 40A §6 and §10. The property is located at 212 Bank St., Map 32, Parcel N7 in the MR-L Zoning District.

**Case #2017-12**

Thomas J. Walsh and Janice L. Walsh through their attorney, William Crowell have applied for a Special Permit or in the alternative, a Variance to construct a 2nd floor addition as well as two 1st floor additions to their pre-existing, non-conforming single family dwelling. The two 1st floor additions will comply with current setback requirements but the 2nd floor addition will add habitable space at an increased height. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 as set forth in MGL Chapter 40A §6 and §10.The property is located at 9 Woodland Rd., Map 7, Parcel H6 in the R-L Zoning District.

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

Approval of minutes from the February 22, 2017 meeting.

New Business per the Board’s discretion.

Documents related to the above cases 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.

**In accordance with State Law, this legal notice will also be available electronically atwww.masspublicnotices,org. The Town is not responsible for any errors in the electronic posting of this notice.**

**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.

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.

Authorized Posting Officer:  Shelagh Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

The Cape Cod Chronicle   **Print dates:  March 9 and March 16, 2017**