

TOWN OF HARWICH
ZONING BOARD of APPEALS
WEDNESDAY, MARCH 30, 2022
TOWN HALL – GRIFFIN ROOM
AGENDA

RECEIVED
TOWN CLERK
HARWICH, MA

2022 MAR 24 A 10:33

This meeting of the Zoning Board of Appeals will be held in-person and may be available as a live broadcast on Channel 18. Members of the public with an interest in any portion or specific item on the agenda should plan for in-person attendance.

I. CALL TO ORDER; RECORDING NOTICE

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

II. PUBLIC HEARINGS

Case # 2022-00

Joseph T. Barrell, Trustee and Karen A. Barrell, Trustee of the 38 Pleasant Road Realty Trust, through their agent, Attorney Andrew Singer have applied for a Special Permit to add a second floor onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at 38 Pleasant Rd., Map 4, Parcel W1-2A in the RH-1 Zoning District. **(continued from meeting on 1/26/22)**

Case No. **2022-14 Benjamin and Jacqueline Bourne**, c/o James M. Norcross, Esq., 156 Crowell Rd, Chatham, MA 02633, owners of the property located at 968 Route 28, Assessors' Map 34 Parcel W2. The Applicant seeks a Variance to construct a front porch addition within the required front yard setback, pursuant to the Harwich Zoning By-law §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-15 Wychmere Harbor Real Estate, LLC**, c/o Andrew L. Singer, Esq., P.O. Box 67, Dennisport, MA 02639, owner of the property located at 23 Snow Inn Road, Unit 12 – Beach Club, Assessors' Map 8, Parcel P2-12 in the RH-3 and R-L Zoning Districts. The Applicant seeks to amend a Special Permit (Decision 2020-45 as previously amended) to construct a pergola/trellis over a portion of the existing patio,, pursuant to the Harwich Zoning By-laws §§325-54(A)(7) and -54(B) and MGL Chapter 40A Sections 6.

Case No. **2022-16 Cherie Myatt-Brazis**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 53 Freeman Street, Assessors' Map 23, Parcel R1. The Applicant seeks a Special Permit, or in the alternative a Variance, to raze and replace a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §§325-52 and -54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-17 Maureen B Clancy, Trustee**, Maureen Baxter Clancy Living Trust, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 37 Wyndemere Bluffs Road, Assessors' Map 6B, Parcel E1-38. The Applicant seeks a Special Permit, or in the alternative a Variance, for the addition or extension of a non-conforming, single family dwelling by the addition of porch pursuant to the Harwich Zoning By-laws §325-54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-18 16 Bank LLC**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 16 Bank Street, Assessors' Map 7, Parcel F2 in the RH-1 Zoning District. The Applicant seeks a Special Permit and finding, or in the alternative a Variance, to change, alter or extend a non-conforming use to divide the innkeeper's suite and create an additional rental unit, pursuant to the Harwich Zoning By-laws §§325-52 and -54(B) and MGL Chapter 40A Sections 6 & 10.

III. NEW BUSINESS

V. ADJOURN

Plans, site plans and all related documents to the above matters are available to view on the [Board of Appeals](#) webpage or may be viewed, by appointment, at the Town Clerk's or the Building Department offices at Town Hall, 732 Main Street, Harwich, MA 02645.

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

Authorized Posting Officer: Lecia McKenna
Board of Appeals Recording Clerk

The Cape Cod Chronicle Print dates: March 10 and 17, 2022