**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, December 9, 2020 at 7:00 p.m.**

**VIA REMOTE ACCESS**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **via remote access** as noted below to hear the following cases. Any member of the public having interest in these applications is invited to provide information and comment relevant to these matters by submitting the same in writing via mail **by noon on Monday, December 7, 2020. Correspondence received after this time may be too late for submission to the Board. Case documents may be viewed on the Town Website via the Accela Citizen Access** [**https://aca3.accela.com/harwich/**](https://aca3.accela.com/harwich/) **Click Building and “Search Applications” or by specific request to building@townofharwich.us**

**This meeting is by REMOTE PARTICIPATION ONLY. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE ALLOWED.** Call in instructions will be posted on the meeting Agenda on the Board of Appeals web page.

Pursuant to Governor Baker’s March 12, 2020 order Suspending Certain Provisions of the Open Meeting Law, G.L.c30A Sec18 and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Harwich Board of Appeals on Wednesday, May 27, 2020 at 7pm will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Harwich website at [www.harwich-ma.gov](http://www.harwich-ma.gov).

For this meeting, members of the public who wish to watch the meeting may do so in the following manner on Channel 18 or by watching the simulcast at:

https://harwich18.dyndns.org/cablecast/public/Live. aspx?ChannellD=1  
  
**Please join my meeting from your computer, tablet or smartphone.**   
<https://global.gotomeeting.com/join/272127301>  
  
**You can also dial in using your phone.**   
United States: +1 (872) 240-3212   
**Access Code:** 272-127-301  
  
New to GoToMeeting? Get the app now and be ready when your first meeting starts:   
https://global.gotomeeting.com/install/272127301

**Case # 2020-40**

Jonathan & Sarah Vanica, Trustees of the Vanica Living Trust through their agent, Attorney Sarah Turano-Flores have applied for a Special Permit (or in the alternative, a Variance) to add demolish and replace a pre-existing, non-conforming single family dwelling and residential accessory structure on a pre-existing, non-conforming lot. The application is pursuant to the Code of the Town of Harwich, §325-22 and Table 2, Area Regulations and §325-14(Q) as set forth in MGL Chapter 40A §6. The property is located at **2 Quason Lane,** Map 7, Parcel A50-0-R in the RH-1 Zoning District.

**Case # 2020-41**

Craig LeBlanc of Cool Change LLC through his agent, Robert O’Neill of GenCon has applied for a Variance from the requirements of §325-16 and §325-42 (L) to create a lot for boat maintenance and repair with a structure to house these activities. The application pursuant to the requirements of MGL Chapter 40A §10. The property is located at **282 Route 28**, Map 12, Parcel G2-1 in the CH-1 Zoning Districts.

**Case # 2020-42**

Alfred P. Quirk, Jr. and Sheila Quirk, through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative, a Variance to renovate an existing garage to create habitable space within the west side setback. The application is pursuant to the Code of the Town of Harwich, Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **11 Prince Charles Drive,** Map 110, Parcel S26 in the RL Zoning District.

**Case # 2020-43**

Manijeh Lawrence, through her agent, Attorney William Crowell has applied for a Special Permit or in the alternative, a Variance to renovate an existing garage to create habitable space within the west side setback. The application is pursuant to the Code of the Town of Harwich, Table 2, Area Regulations and Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at **24 Central Ave,** Map 6B, Parcel L91 in the RH-2 Zoning District

**Case # 2020-44**

In other business, the Board will address the following:

\* Approval of minutes from the October 28, 2020 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. They are also available to view on the Town of Harwich website via the Accela Citizen Access Portal.

***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 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.”***

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

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

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: September 10th and 17th, 2020.**