**HARWICH ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, December 19, 2018 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, December 19, 2018 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 Monday, December 17, 2018.

**Case #2018-35**

Nancy A. Taylor and Peter Taylor have applied for a Special Permit to add second floor living space in a 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 §325 Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 57 Cornerwood Drive, Map 32, Parcel F1-5 in the RR Zoning District.

**Case #2018-36**

Stephen McKenna and Ellen McKenna, through their agent, Christopher Vincent have applied for a Special Permit to construct an addition onto a 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 §325 Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 19 Pine Needle Lane, Map 4, Parcel T1-21 in the RH-1 Zoning District.

**Case #2018-37**

Jack and Ellen Cooney LLC, through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative a Variance for the construction of a screened porch within the setback. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations and §325 Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 16 Satucket Road, Map 14, Parcel Q6 in the RH-1 Zoning District.

**Case #2018-38**

Barbara A. Franklin, Trustee of the Ballinacurra Trust through her agent, Attorney William Crowell has applied for a Special Permit or in the alternative, a Variance to create additional second floor habitable space by building a dormer on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 5 Nehoiden Street, Map 12, Parcel X3-1A in the RH-1 Zoning District.

**Case #2018-39**

MLDK, LLC., through their agent, Attorney Michael Ford, have applied for a Special Permit to raze and replace a pre-existing, non-conforming single family dwelling within the setback. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations and §325 Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 10 Central Ave., Map 6B, Parcel L123 in the RH-2 Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the November 28, 2018 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.

***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.”  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***](tel: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

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