

TOWN OF HARWICH
ZONING BOARD of APPEALS
7:00PM WEDNESDAY, MARCH 29, 2023
TOWN HALL – GRIFFIN ROOM
AGENDA

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 No. **2022-31 William Little & Sandra Clementino Holtz**, c/o Brian J. Hall Esq., 90 Route 6A, Sandwich MA, 02653, owner of the property located at **10 Kings Rd**, Assessors' Map 42, Parcel E1-19, in the RR Zoning District. The Applicant seeks a Variance from minimum lot size requirement for an Accessory Dwelling Unit pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10. *(continued from 11.30.22)*

Case No. **2023-03 John D Barone & Karen D. Gagne**, c/o James C. Norcross, Esq., PO Box 727, Chatham MA 02633, owner of the property located at **14 Atlantic St.**, Assessors' Map 6B, Parcel L140 in the RH-2 Zoning District. The Applicant seeks a Special Permit raze and replace a pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 10. *(Continued from 2.22.23)*

Case No. **2023-04 James C. & Tracy M. Fish**, c/o Marian Rose, Esq., PO Box 67, Dennisport, MA 02639, owner of the property located at **61 Shore Rd.**, Assessors' Map 2, Parcel B1-1, in the RL Zoning District. The Applicant seeks a Special Permit to raze and replace a pre-existing nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2023-05 Round Cover Resort Owner, LLC & 4 Cove Landing Road, LLC**, c/o Marian Rose, Esq., PO Box 67, Dennisport, MA 02639, owner of the property located at **2173 Route 28, 4 Cove Landing Rd., & 2 Swan Drive**, Assessors' Map 115, Parcels S1-3, R2 & H5-2, in the CH-2 Zoning District. The Applicant seeks a Special Permit to alter pre-existing nonconforming amenities coverage & to increase an allowed use by more than 7,500 sq. ft. in gross floor area pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6. **(Continuance to April meeting requested.)**

Case No. **2023-06 Richard S. Tupper**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **1 Shore Dr**, Assessors' Map 78, Parcel B10, in the RR Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to add a porch and rear deck to a pre-existing, nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2023-07 Paula M. Delory, Trustee of Padarew Trust**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **2 Andrews River Rd**, Assessors' Map 16, Parcel A1-B, in the RL Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to convert a garage to habitable space on a pre-existing, nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

III. APPROVAL OF MINUTES

- Meeting minutes from February 22, 2023

IV. NEW BUSINESS

- Any new business per the Board's discretion

V. OLD BUSINESS

- Discussion regarding potential ADU By-law changes.

VI. CORRESPONDENCE/BREIFINGS

VII. ADJOURN

Plans, site plans and all related documents to the above matters are available to review 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.

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

Next Zoning Board of Appeals Meeting (subject to change) – April 26, 2023