**TOWN OF HARWICH**

**ZONING BOARD of APPEALS**

**7:00PM WEDNESDAY, APRIL 26, 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. **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. *(Continued from 3/29/23)*

Case No. **2023-08 Dakota J. Caparelliotis**, owner of the property located at **19 Cranberry Ln**, Assessors’ Map 41, Parcel T15, in the RR Zoning District. The Applicant seeks a Special Permit to convert a garage to habitable space on a pre-existing, nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2023-09 David & Susan H. Marcille**, c/o George Davis, Inc., 33 North Main St., South Yarmouth, MA 02664, owner of the property located at **3 Conifer Woods Rd**, Assessors’ Map 25, Parcel N4, in the RM Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to construct an addition within the setback 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. **2023-10 Mark Cafarella,** c/o Patriot Builders, 537 Route 28, Harwich, MA 02646, owner of the property located at **91 Punkhorn Rd.,** Assessors’ Map 100, Parcel A5, in the RR 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. **2023-11 Michael F. Fitzwilliam Tr, Michael F. Fitzwilliam Living Trust,** c/o Gabriel Panaite, 45 Lockwood Dr, South Dennis, MA 02660, owner of the property located at **27 Pine Wood Ln** Assessors’ Map 4, Parcel T1-31, in the RH-1 Zoning District. The Applicant seeks a Special Permit to construct a deck within the setback of a pre-existing, nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2023-12 Richard J Thompson Tr, Richard J Thompson Living Trust**, c/o Robert Ward., 24 Priscilla Rd, Orleans, MA 02652, owner of the property located at **100 Route 28**, Assessors’ Map 10, Parcel L5, in the RM & CH-1 Zoning Districts. The Applicant seeks a Variance from minimum lot size requirement pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

**III. APPROVAL OF MINUTES**

- Meeting minutes from March 29, 2023

**IV. NEW BUSINESS**

- Any new business per the Board’s discretion

**V. OLD BUSINESS**

**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](https://www.harwich-ma.gov/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***](http://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) – May 31, 2023***