**TOWN OF HARWICH**

**ZONING BOARD of APPEALS**

**7:00PM WEDNESDAY, MAY 31, 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. **2023-12 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. *(Continued from 4/26/23)*

Case No. **2023-13 Mark & Jean S Claflin**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **3 Osborne Rd**, Assessors’ Map 4, Parcel W1-28, in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to construct an addition 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. **2023-14 Wychmere Harbor Holdings LLC**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **625 Route 28**, Assessors’ Map 15, Parcel N9-1, in the CV Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to raze and replace the existing nonconforming structure pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2023-15 Michael A. & Michaela A. Diverio,** c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **68 Snow Inn Rd.,** Assessors’ Map 15, Parcel N9-2, in the CV Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to raze and replace the 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. **2023-16 William M Redihan,** c/o James C. Norcross, Esq., PO Box 727, Chatham MA 02633, owner of the property located at **37 Pleasant Lake Ave.,** Assessors’ Map 50, Parcel J3, in the RM Zoning District. The Applicant seeks a Special Permit to construct a single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 10.

Case No. **2023-17 William H. & Karen Q. Doherty,** c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **13 Shaggy Pines Rd.,** Assessors’ Map 4, Parcel F4-4, in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to construct an addition and deck to a the 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 April 26th (if available)

**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) – June 28th, 2023***