**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, April 29, 2020 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**LEGAL NOTICE**

The Harwich Zoning Board of Appeals will hold A REMOTE ACCESS public hearing in the Griffin Meeting Room 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 Friday, April 24, 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” (see attached document for search instructions) 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.**

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, April 29, 2020 at 1pm for new cases and 7pm for continued cases 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

HARWICH ZONING BOARD OF APPEALS

Remote Participation Instructions for

**WEDNesday, April 29, 2020 7:00 PM (EDT) (Only)**  
Wed, Apr 29, 2020 7:00 PM - 10:00 PM (EDT)  
**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/910344269>  
  
**You can also dial in using your phone.**  
United States: [+1 (571) 317-3122](tel:+15713173122,,910344269)  
**Access Code:** 910-344-269  
  
New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/910344269>

**Case #2020-03 (CONTINUED from 1.26.20, 3.25.20)**

Andrew Hall, Successor Trustee of the Emulous Hall Realty Trust through his agent, Attorney Andrew L. Singer, has applied for a Variance, to redevelop a previously disturbed and commercially-used portion of property located in 2 zoning districts in connection with a seasonal, miniature golf course. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **346 Route 28 and 0 Sisson Road,** Map 21, Parcels N2-0 and N1-0 in the CH-1 and RM Zoning Districts.

**Case #2020-02 (CONTINUED from 1.29.20, 2.26.20, 3.25.20)**

The Royal Apartments LLC, through its agent, Attorney Benjamin Zehnder, has applied for a Variance, to convert the use of the property from a nursing home/assisted living use to multi-family dwelling residential use. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **328 Bank Street,** Map 41, Parcel N4 in the MRL Zoning District.

**Case #2020-11 (CONTINUED from 3.25.20)**

James J. Pettit Jr. has applied for a Special Permit for relief from the minimum lot size requirement to convert an existing breezeway and garage into a 1-bedroom apartment. The application is pursuant to the Code of the Town of Harwich, §325-Table 1 - Use Regulations as set forth in MGL Chapter 40A §6. The property is located at **2 Bay Pine Rd.**, Map 113, Parcel T1-8 in the RR Zoning District.

**Case #2020-12 (CONTINUED from 3.25.20)**

Joseph G. Blute and Jayne R. Blute, through their agent, Chris Dittrich of Shoreline Pools have applied for a Variance to site coverage requirements in order to accommodate a stone paver patio and open air pavilion. The application is pursuant to the Code of the Town of Harwich, §325-Table 2 - Area Regulations as set forth in MGL Chapter 40A §10. The property is located at **33 Oliver Snow Road,** Map 24, Parcel E2-2 in the RR Zoning District.

**Case #2020-13 (CONTINUED from 3.25.20)**

Heather Swartz and Jeffrey Swartz, through their agent, Attorney William Crowell have applied for a Special Permit to demolish an existing deck and build a screened porch 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 as set forth in MGL Chapter 40A §6. The property is located at **12 Satucket Road**, Map 14, Parcel Q7 in the RH-1 Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the February 26, 2020 meeting.

\* New Business per the Board’s discretion.

Documents related to the above cases are 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: April 9th and 16th, 2020.**