

**TOWN OF HARWICH**  
**ZONING BOARD of APPEALS**  
**6:30PM WEDNESDAY, JANUARY 31, 2024**  
**TOWN HALL – GRIFFIN ROOM**  
**AGENDA**

RECEIVED  
TOWN CLERK  
HARWICH, MA

2024 JAN 25 4:48

This meeting of the Zoning Board of Appeals will be held in-person and may be available as a live broadcast on Harwich Channel 80:48. 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. 2023-36 David Crosbie**, c/o Benjamin E. Zehnder 62 Route 6A, Suite B, Orleans, MA 02653, owner of the property located at **481 Depot Street, Assessors' Map 36, Parcel B1** in the IL & RR Zoning Districts. The Applicant seeks a Special Permit from §325-51Q Multifamily Special Permit, §325-54A (2) Nonconforming Structures and Uses, §325-2 Word Uses and Definitions, §325-8 Applicability of Use Regulations, §325 Table 1 Table of Use Regulations (use 39 self-storage), pursuant to the Harwich Zoning By-laws §325-51 and MGL Chapter 40A Section 9. **(Continued from 12.27.2023)**

Case No. **2024-01 Marc & Allison Michaud**, c/o Thomas A. Moore, 11 Cherry Lane, Bedford, NH, 03110, owner of the property located at **13 Braddock Street, Assessors' Map 7, Parcels F13**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-Attachment 2, Table 2, Area Regulations, to raze & replace a pre-existing nonconforming garage to create an accessory dwelling unit, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2024-02 Coastline Construction INC.**, c/o James M. Norcross, Esq., P.O Box 707, Chatham, MA 02633, owner of the property located at **466 Route Unit 1 Route 28, Assessors' Map 13, Parcel FB-B1**, in the RM and CV Zoning Districts. The Applicant seeks a Special Permit, from §325-54A (2) Non-conforming Structures and Uses, and §325-Attachment 2, Table 2, Area Regulations to construct an addition and front porch on a pre-existing nonconforming commercial structure, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2024-03 DFN INC.**, c/o Daniel Serber, 177 Huntington Ave, Ste 1703 #73069, Boston, MA 02115, owner of the property located at **0 Depot Rd Assessors' Map 64, Parcel S1**, in the RR Zoning District. The Applicant seeks a Variance, from §325-54B Non-conforming Uses, and §325-Attachment 1, Table 1, Use Regulations to construct a large-scale ground mounted solar array, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

**III. APPROVAL OF MINUTES**

A. December 27, 2023, Minutes

**IV. NEW BUSINESS**

B. Request from Zoning Compliance Officer to amend the ZBA application.

## V. OLD BUSINESS

- A. Request to withdraw ZB2023-12, 100 Route 28 Variance application.
- B. Discussion regarding the number of split zone lots.

## 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 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: Rachel Lohr  
Board of Appeals Recording Clerk

*Next Zoning Board of Appeals Meeting (subject to change) – February 28, 2024*