**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, February 24, 2021 at 7:00 p.m.**

**VIA REMOTE ACCESS**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **via remote access** 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 Monday, February 22, 2021. 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” 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.** Call in instructions will be posted on the meeting Agenda on the Board of Appeals web page.

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, May 27, 2020 at 7pm 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

Zoning Board of Appeals   
Wed, Feb 24, 2021 7:00 PM - 10:00 PM (EST)   
  
**Please join my meeting from your computer, tablet or smartphone.**   
<https://global.gotomeeting.com/join/318215725>   
  
**You can also dial in using your phone.**   
United States: [+1 (408) 650-3123](tel:+14086503123,,318215725)   
  
**Access Code:** 318-215-725   
  
New to GoToMeeting? Get the app now and be ready when your first meeting starts: [https://global.gotomeeting.com/inLuiza A. Beauprestall/318215725](https://global.gotomeeting.com/inLuiza%20A.%20Beauprestall/318215725)

**Case # 2020-55**

Luiza A. Beaupre, through her attorney, William Crowell, has applied for a Special Permit or, in the alternative, a Variance to convert a pre-existing, non-conforming garage into habitable space for a one bedroom single family residence, attach an existing shed, construct a deck and renovate an existing retaining wall. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 or Chapter 40A §10. The property is located at **9 Herring Run Rd**, Map 36, Parcel L11 in the RR Zoning District.

**Case # 2020-54 (Continued from 1.27.21)**

Jane C. Ayoub, owner of 23 Soundview Road, and 27 Soundview LLC, owner of 27 Soundview Road, through their agent, Attorney William Crowell have applied for Variances for said properties to allow for the equivalent exchange of 750 square feet of buildable upland between said owners pursuant to a proposed ANR by Ryder & Wilcox, Inc. dated November 12, 2020 in order to construct a garage. The application is in accordance with MGL Chapter 40A §10. The properties are located at **23 and 27 Soundview Road**, Map 26, Parcels L1-10 and L1-9 in the RM Zoning District.

**Case # 2020-53 (Continued from 1.27.21)**

Helen Murdock, Trustee, through her agent, Susan Ladue of Eastward Companies has applied for a Variance from the total Site Coverage requirements of Section 325-52 and Table 3, Height and Bulk regulations in order to add a pool and patio. The application is in accordance with in MGL Chapter 40A §10. The property is located at **23 Bascom Hollow**, Map 97, Parcel B2-10 in the RR and WR Zoning Districts.

**Case # 2020-51 (Continued from 1.27.21)**

David R. Prickett, through his agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to create new habitable space in the basement of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **24 Crowell Road**, Map 25, Parcel N8-1 in the RM Zoning District.

**Case # 2021-01**

Russ & Ann McWatters, through their agent, Brian Wall of Cape Coastal Builders, Inc. have applied for a Special Permit to rebuild an existing bump-out addition at the rear of a pre-existing, non-conforming single family dwelling and create 2 new additions along the same line as the existing structure. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **82 Pleasant St**, Map 14, Parcel M3 in the RM Zoning District.

**Case # 2021-02**

Matthew E. Hubbard, through his agent, Thomas Moore of Thomas A. Moore Design Co. has applied for a Special Permit to build an addition, add a porch and convert a garage into habitable space in a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **10 Sunrise Lane**, Map 26, Parcel B3-4 in the RM Zoning District.

**Case # 2021-03**

Michael J. Kelly and Brenda M. O’Malley, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to demolish & replace a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **10 Jason Lane**, Map 23, Parcel P8-2 in the RL Zoning District.

**Case # 2021-04**

Robert F. Stadolnik and Patricia A. Stadolnik, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to renovate and add a 2nd floor in the same footprint of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **298 Lower County Road**, Map 12, Parcel W2-5 in the RH-1 Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the January 27, 2021 meeting.

\* New Business per the Board’s discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich. They are also 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: February 4th and 11th, 2020.**