

TOWN OF HARWICH
ZONING BOARD of APPEALS
7:00PM WEDNESDAY, DECEMBER 27, 2023
TOWN HALL – GRIFFIN ROOM
AGENDA

RECEIVED
TOWN CLERK
HARWICH, MA

2023 DEC 21 P 2:52

This meeting of the Zoning Board of Appeals will be held in-person and may be available as a live broadcast on Harwich Channel 8. 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 11.29.2023)**

Case No. 2023-38 Nanci C. Hanron, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **38 Ocean Av, Assessors' Map 6B, Parcels H1-2**, in the RH-2 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-Attachment 2, Area regulations and §325-Attachment 3, Height & Bulk regulations, to raze & replace 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. 2023-39 Michael C. Fleming & Meghan E. Muenzberg, Trustees of the Fleming Family Irrevocable Trust, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **41 Zylpha Rd, Assessors' Map 13, Parcel Y9-1**, in the RH-2 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, from §325-54 (5) & (6) to raze & replace 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.

III. APPROVAL OF MINUTES

- November 29, 2023, Minutes

IV. NEW BUSINESS

V. OLD BUSINESS

- Discussion of zoning regulations

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. 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) – January 31, 2023