

**TOWN OF HARWICH**  
**ZONING BOARD of APPEALS**  
**7:00PM WEDNESDAY, NOVEMBER 29, 2023**  
**TOWN HALL – GRIFFIN ROOM**  
**AGENDA**

RECEIVED  
TOWN CLERK  
HARWICH, MA

2023 NOV 22 A 9:05

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. **2023-32 Town of Harwich**, c/o Daniel Pelletier, Harwich Water Department, 196 Chatham Rd Harwich, MA 02645, for property located at **Bovacove Traffic Circle**, Assessors' Map 126, in the RR Zoning District. The Applicant seeks a Variance from §325-21 Table 2 Area Regulations, §325-18G Additional Regulations (setback regulations for accessory structure) for a municipal owned sewer pumping station, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2023-33 Standish Woods Assoc.**, c/o Joseph F. Powers, Town of Harwich, 732 Main St, Harwich, MA 02645, for property located at **0 Standish Woods Cir.**, Assessors' Map 112, Parcel C5-64, in the RR Zoning District. The Applicant seeks a Variance from §325-21 Table 2 Area Regulations, §325-18G Additional Regulations (setback regulations for accessory structure), 325-18A Lot Shape Number, for a municipal owned sewer pumping station, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2023-34 Town of Harwich**, c/o Daniel Pelletier, Harwich Water Department, 196 Chatham Rd Harwich, MA 02645 for property located at the intersection of **Route 39 & Church St. Traffic Island**, Assessors' Map 126, in the RR Zoning District. The Applicant seeks a Variance from §325-21 Table 2 Area Regulations, §325-18G Additional Regulations (setback regulations for accessory structure) for a municipal owned sewer pumping station, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2023-35 Brian Springsteen** c/o Joseph F. Powers, Town of Harwich, 732 Main St, Harwich, MA 02645, for property located at **3 Wilmas Way**, Assessors' Map 117, Parcel P1-1, in the RR Zoning District. The Applicant seeks a Variance from §325-21 Table 2 Area Regulations, §325-18G Additional Regulations (setback regulations for accessory structure) for a municipal owned sewer pumping station, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

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.

Case No. **2023-37 Brendan Lowney**, c/o William D. Crowell, Esq., 25 Pleasant Lake Ave, Harwich, MA 02645, owner of the property located at **78 Lovers Ln** Assessors' Map 41, Parcel L4 in the R-R Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 Nonconforming Structures

and Uses, to construct an addition, pursuant to the Harwich Zoning By-laws §325-51 and 52 and MGL Chapter 40A Section 9 and 10.

### **III. APPROVAL OF MINUTES**

– October 25, 2023, Minutes

### **IV. NEW BUSINESS**

### **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](#) 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) – December 27, 2023*