**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, FEBRUARY 23, 2022 at 7:00 p.m.**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **on Wednesday, February 23, 2022 at 7:00 PM in the Griffin Room of Town Hall, 732 Main Street, Harwich, MA** 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 February 21, 2022. 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**

**Case # 2022-00 (CONTINUED FROM 1.26.22)**

Joseph T. Barrell, Trustee and Karen A. Barrell, Trustee of the 38 Pleasant Road Realty Trust, through their agent, Attorney Andrew Singer have applied for a Special Permit to add a second floor onto 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. The property is located at **38 Pleasant Rd.,** Map 4, Parcel W1-2A in the RH-1 Zoning District.

**Case # 2022-08**

David R. Prickett and Bronwyn Monahan, through their agent, Attorney William Crowell have applied for a Special Permit to add a garage and master bedroom expansion onto 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. The property is located at **100 Deep Hole Rd.,** Map 25, Parcel N3-4 in the RM Zoning District.

**Case # 2022-09**

David R. Prickett and Bronwyn Monahan, through their agent, Attorney William Crowell have applied for a Special Permit for a garage, mudroom and office addition onto 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. The property is located at **24 Crowell Rd.,** Map 25, Parcel N8-1 in the RM Zoning District.

**Case # 2022-10**

Casey Shaughnessy, et al and Kaylee Shaughnessy have applied for a Special Permit to construct a second floor addition onto 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. The property is located at **96 Riverside Dr.,** Map 3, Parcel K2-A in the RH-1 Zoning District.

**Case # 2022-011**

John D. Our and Barbara O. Our, Trustees of the Sea Breeze Realty Trust, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to build a pergola and an outdoor open kitchen along with a fire pit and walkway on a lot with a pre-existing, non-conforming single family. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6 (and if necessary, §10) The property is located at **652 Route 28,** Map 15, Parcel C2-A2-1 in the RL Zoning District.

**Case # 2022-12**

Peter P. and Corey A. Lattanzi, Jr .through their agent, Attorney William Crowell, have applied for a modification to a ZBA Special Permit (2021-14) in order to demolish and replace an existing, non-conforming shed in the same footprint. In the alternative, the Petitioners request a Variance for the same. The application is pursuant to the Code of the Town of Harwich, §325- 54 as set forth in MGL Chapter 40A §6 and if needed, §10. The property is located at **58 Bank St.,** Map 14, Parcel Y7 in the RH-1 Zoning District.

**Case # 2022-13**

Aaron T. Gingras, through his agent, Attorney William Crowell, has applied for a Variance from the shape number requirement Section 325-18. The application is pursuant to the Code of the Town of Harwich, §325- 54 as set forth in MGL Chapter 40A §10. The property is located at **140 Oak St.,** Map 60, Parcel R3 in the RM Zoning District.

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 other business, the Board will address the following:

\* Approval of minutes from the January 26, 2022 meeting.

\* New Business per the Board’s discretion.

***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.***

Authorized Posting Officer: Shelagh Delaney

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: February 3rd and 10th, 2022**