**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, June 30, 2021 at 7:00 p.m.**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **on Wednesday, June 30, 2021 at 7PM 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 Monday, June 28, 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**

**Case # 2021-24**

James F. Turner, Tr. And Judith M. Turner, Tr., et al, through their agent, David Guimaraes have applied for a Special Permit to finish their basement 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 **609 Main Street.** Map 40, Parcel C1 in the RM Zoning District.

**Case # 2021-25**

Harwich Bay Limited Partnership and Bank of America Corp., through their agent, William Sharkey have applied for a Variance to install new exterior security lighting at the Bank of America ATM. The application is pursuant to MGL Chapter 40A §10. The property is located at **305 Route 28**, Map 12, Parcel X3-33B in the RH-1 Zoning District.

**Case # 2021-26**

Glen R. Sherman and Lisa F. Sherman, through their agent, Timothy Holmes have applied for a Special Permit to construct a new detached accessory dwelling. The application is pursuant to the Code of the Town of Harwich, §325-Table 2, Area Regulations and Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at **20 Deacon’s Folly Road**, Map 46, Parcel M8-2 in the RL-1 Zoning District.

**Case # 2021-27**

Christen Ward, Trustee of the Wychmere Harborview Trust, through her agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to construct a new in-ground pool and deck. The application is pursuant to the Code of the Town of Harwich, §325 Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **651 Route 28**, Map 15, Parcel C2- in the RL Zoning District.

**Case # 2021-28**

Patricia R. Irving, through her agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to partially finish a basement, construct a 2nd floor dormer and add a 4’ x 7’ deck. 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 **119 Sisson Road**, Map 30, Parcel S2-A in the RL Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the May 26, 2021 meeting (if available).

\* 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: June10th and 17th, 2021.**