

ZONING BOARD OF APPEALS
732 Main Street, Harwich, MA 02645

tel: 508-430-7506 fax: 508-430-4703



MEMORANDUM

TO: Building Department
Conservation Department
Planning Department
Health Department
Historic Commission
Fire Department
Police Department
Town Engineer
Highway Department
Water Department

FROM: Lecia McKenna, Board Secretary, Zoning Board of Appeals

RE: **REQUEST FOR DEPARTMENTAL INPUT**
Zoning Board of Appeals meeting – March 29, 2023

DATE: March 7, 2023

There will be a meeting of the Zoning Board of Appeals on Wednesday, March 29 at 7:00 p.m. in the Griffin Meeting Room at Town Hall.

Applications and corresponding plans may be reviewed in-person at the Building Department or online at the Board of Appeals Website Quick Links:
<https://www.harwich-ma.gov/board-of-appeals>

If you have any questions or need additional information regarding the applications to be considered, please contact me by email at lmckenna@town.harwich.ma.us or by telephone at (508) 430-7506.

Please see the attached and return comments in writing by Monday, March 20th, 2023. Thank you.
(Use separate sheets as needed)

Reviewed by (Dept/Initials/Date):

Kne Police

No concerns or

Please note the following concerns/comments or permits required:

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Reviewed by (Dept/Initials/Date): PLANNING BOARD —

_____ No concerns or

Please note the following concerns/comments or permits required:

PB2023-07 - continued to 3.28.23

(D)



**Town of Harwich
Board of Health**

732 Main Street Harwich, MA 02645
508-430-7509 – Fax 508-430-7531
E-mail: health@town.harwich.ma.us

To: Zoning Board of Appeals
From: Carrie Schoener, Senior Health Agent
Date: March 13, 2023
RE: Request for Departmental Input

Case #2023-07

I have reviewed the application for a special permit, or in the alternative a variance, to convert a garage into habitable space on a pre-existing non-conforming single-family dwelling at 2 Andrews River Road. The project is on the March 21, 2023 Board of Health agenda for Board approval, I cannot provide further comment until the matter has been heard by the Board.

Should you require further information, please do not hesitate to contact me.



732 Main Street
Harwich, MA 02645
CONSERVATION COMMISSION

CONSERVATION COMMISSION

(508)-430-7538 FAX (508)430-7531

March 20, 2023

To: Zoning Board of Appeals
From: Amy Usowski, Conservation Administrator

RE: Comments for March 29, 2023 ZBA meeting

1. Case No. 2023-4 James C. & Tracy M. Fish, 61 Shore Road-
The Harwich Conservation Commission approved this application to raze and replace a single family dwelling under the Massachusetts Wetlands Protection Act and Harwich Wetlands Protection Bylaw with permit #SE32-2517. All conditions need to be abided by.
2. Case No. 2023-5 Round Cove Resort Owner, 2173 Route 28, 4 Cove Landing Road-
The Harwich Conservation Commission approved this application to raze and replace 3 buildings under the Massachusetts Wetlands Protection Act and Harwich Wetlands Protection Bylaw with permit #SE32-2521. All conditions to be abided by.
3. Case No. 2023-6 Richard S.Tupper, 1 Shore Drive –
The Harwich Conservation Commission approved this application to add a porch and rear deck under the Massachusetts Wetlands Protection Act and Harwich Wetlands Protection Bylaw with permit #SE32-2506.
4. Case No. 2023-7 Paula M. Delory, 2 Andrews River Road-
Upon inspection of the property by the Conservation department, it appears there is far more work going on than just conversion of a garage to habitable space. The interior of the structure has been brought down to the studs. The owner has been told that if the amount of work exceeds 50% of the assessed or appraised (if they have an appraisal) value of the dwelling, that the whole structure will need to come up to FEMA Flood Compliance, as this property is well within the flood zone AE 11'. House is currently at approximately elevation 6'. House is within the 100' wetland buffer zone, 200' Riverfront Area, and Flood Zone – all regulatable areas of the Conservation Commission. Any changes to footprint of structure or work to the foundation will require formal application to the Conservation Commission. See photos below. Back door was wide open.

