

**TOWN OF HARWICH**  
**ZONING BOARD of APPEALS**  
**6:30PM WEDNESDAY, DECEMBER 10, 2025**  
**TOWN HALL – GRIFFIN ROOM**  
**AGENDA**

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 or can login to the meeting remotely using the below login information. Members of the public with an interest in any portion or specific item on the agenda should plan for in-person attendance.

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**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. **2025-53, William Beekman Et Al**, c/o Andrew L. Singer Esq., P.O Box 767, Dennisport, MA 02639, owner of the property located at **194 John Joseph Rd, Assessors' Map 72, Parcel G1-2**, in the RR Zoning District. The Applicant seeks a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height & Bulk Regulations to remove and replace a concrete patio with deck above and replace with a gravel area, and expanded deck and stairs above the rear of a pre-existing nonconforming single-family dwelling and garage, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2025-54, Double K Ranch Llc**, c/o Brian J. Wall Esq., 90 Route 6A, Sandwich, MA 02566, owner of the property located at **41 Sequattom Rd, Assessors' Map 101, Parcel S5-2**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 A (2)(c) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, to construct to additions on a pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2025-55, William & Nancy Doherty, Trustees of the Nancy A. Doherty 2018 Revocable Trust**, c/o Paul R. Tardif, Esq., 490 Main St, Yarmouth Port, MA 02675 owner of the property located at **75 Shore Rd, Assessors' Map 2, Parcel K3-F**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (5) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height & Bulk Regulations to raze and replace a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Case No. **2025-56, Bruce & Mary Ring**, c/o Josph Stafford, 22 Duke Ballem Rd, Harwich, MA 02645 owner of the property located at **22 Duke Ballem Rd, Assessors' Map 100, Parcel Y1**, in the RR Zoning District. The Applicant seeks a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, to construct and addition on a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Case No. **2025-57, Marc Edward Sumberg & Colleen Kydd-Sumberg**, c/o William Crowell & Michael Donovan, Crowell and Donovan Law, LLC, P.O Box 185, Harwich Port, MA 02646 owner of the property located at **11 Ruth Ln, Assessors' Map 32, Parcel K4-21**, in the RR Zoning District. The Applicant seeks a Special Permit or in the Alternative a Variance from §325-54 A (2) "Nonconforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations,

to construct a one-story addition on the east side of their pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6 and 10.

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

- A. October 29, 2025, Meeting Minutes
- B. November 17, 2025, Meeting Minutes

### **IV. NEW BUSINESS**

### **V. OLD BUSINESS**

### **VI. CORRESPONDENCE/BRIEFINGS**

### **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) – January 28, 2026*