

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, FEBRUARY 26, 2025
TOWN HALL – GRIFFIN ROOM
AGENDA

RECEIVED
TOWN CLERK
HARWICH, MA

2025 FEB 21 P 2:24

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. **2025-07, Stephen & Peggy Trowbridge**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **18 Bayview Ln, Assessors' Map 14, Parcel X1**, in the RL Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance, from §325-14(T)(3)(k) "Supplemental Regulations", §325-54 A (7) "Alteration or extension of other structures", §325-54 A "Nonconforming Structure" §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations, to demolish and replace a pre-existing nonconforming detached garage, pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-08, Melbourne & Brittinia Moodie**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **11 Sandale Ln, Assessors' Map 35, Parcel C1-27**, in the RR Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 A (1)(a) "Alteration or extension of single- or two-family residential structures", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations, to enclose a breezeway, hardscaping, and construct a roofed deck on their pre-existing nonconforming single-family dwelling. pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-09, Rufus S Bowden Trustee of The Rufus S Snowden Rev Trust 2013**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **188 Bank St, Assessors' Map 23, Parcel B1-A**, in the MRL Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-14 (T)(3)(k) "Single-family dwelling with accessory apartment", §325-54 (A)(2)(b) "Nonconforming Structures", and §325 – Attachment 2, Table 2, Area Regulations, to demolish and replace a pre-existing nonconforming detached garage and convert it into and ADU. pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-10, Mark Cafarella**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **91 Punkhorn Rd, Assessors' Map 100, Parcel A5**, in the RR Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance §325-54 A "Nonconforming Structures", and §325 – Attachment 2, Table 2, Area Regulations, to demolish and replace a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-11, Derek & Korey Seney**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **48 Ocean Av, Assessors' Map 13, Parcel Y4**, in the RH-2 & CV Zoning Districts. The Applicant seeks a Special Permit or in the alternative a Variance §325-54 A "Nonconforming Structures", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations, to construct a second story addition and interior alterations on a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-12, 33 Dunes Rd, LLC**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **33 Dunes Rd, Assessors' Map 5, Parcel W1-5**, in the RL Zoning District The Applicant seeks a Special Permit or in the alternative a Variance from §325-18(F)(2) "Additional Regulations" §325-54 A (7) "Alteration or Extension of other Structures" and §325 – Attachment 2, Table 2, Area Regulations, to construct a pool, pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-13, Marc & Allison Michaud**, c/o Thomas A. Moore., P.O Box 2124, Brewster, MA 02631, owner of the property located at **13 Braddock St, Assessors' Map 7, Parcel F13**, in the RH-1 Zoning District. The Applicant seeks a Variance §325-54 A (7) "Alteration or extension of other structures", and §325 – Attachment 2, Table 2, Area Regulations, to raze and replace a pre-existing nonconforming detached garage, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

III. APPROVAL OF MINUTES

A. January 29, 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. 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) – March 26, 2025