

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, JULY 29, 2026
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.

Zoning Board of Appeals
Jul 29, 2026, 6:30 – 8:30 PM (America/New_York)
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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. **2026-16, William & Tina Sullivan**, c/o Trevor Meyer, Meyer and Sons Builder, Inc., 852 Main St, West Dennis, MA 02670 owner of the property located at **132 Gilbert Ln, Assessors' Map 21, Parcel E4-7**, in the RL Zoning District. The Applicant seeks a Special Permit under §325-54 (A) (1) b “nonconforming structures and uses”, §325 – Attachment 2, Table 2, Area Regulations, to construct a partial second story addition with dormers 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. **2026-17, Joseph Hooley, Trustee of the J&L Realty Trust**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646 owner of the property located at **14 Wah Wah Taysee Rd, Assessors' Map 6, Parcel F1-7**, in the RH-1 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance under §325-54 (A) (4) & (5) “nonconforming structures and uses”, §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, “Height and Bulk Regulations”, to relocate the exterior stairway a 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.

Case No. **2026-18, Penny McLaren, Trustee of Penny Ann McLaren Revocable Trust**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646 owner of the property located at **17 Pleasant Rd, Assessors' Map 2, Parcel B1-23**, in the RH-1 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance under §325-54 (A) (2) “nonconforming structures and uses”, §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, “Height and Bulk Regulations”, to construct a pool in the back yard of the pre-existing nonconforming single family dwelling and lot, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6 and 10.

Case No. **2026-19, Terence & Michele Driscoll**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646 owner of the property located at **31 Lincoln Village Rd, Assessors' Map 13, Parcel W1-21**, in the CV & RH-1 Zoning Districts. The Applicant seeks to overturn the Building Commissioner Denial of a building permit, or in the alternative a Special Permit or Variance under §325-54 (A) (4) & (5) “nonconforming structures and uses”, §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, “Height and Bulk

Regulations”, to raze and replace a pre-existing nonconforming Single-Family Dwelling, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6, 8 and 10.

III. ADMINISTRATIVE ITEMS

IV. APPROVAL OF MINUTES

- a. May 27, 2026
- b. June 11, 2026
- c. July 9, 2026

V. NEW BUSINESS

- a. Discussion regarding zoning amendment changes to MGL Ch. 40a and the eUpdate dated July 13, 2026.

VI. OLD BUSINESS

VII. CORRESPONDENCE/BRIEFINGS

VIII. 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) – August 26, 2026*