

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, APRIL 30, 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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TOWN CLERK
HARWICH, MA
2025 APR 25 P 3:15

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. 2025-14, Elizabeth Mobassaleh, c/o Gus De Alcantara, 11 Lake St, Hudson, MA 01749, owner of the property located at **19 Shannon Rd, Assessors' Map 41, Parcel T29**, in the RR Zoning District. The Applicant seeks a Special Permit from §325-54 A (2) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations, to enclose a breezeway, and raze and replace an attached garage on their pre-existing nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6. **(Continued from 03.26.2025)**

Case No. 2025-15, Jeffrey Lang manager of 11 River Bend LLC, c/o Andrew L. Singer, P.O Box 67, Dennisport, MA 02639, owner of the property located at **11 River Bend, Assessors' Map 1, Parcel G1-9**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 A (4) & (5) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, to raze and replace a pre-existing nonconforming single-family dwelling and detached garage, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. 2025-16, Bonde Eva M TRS ET AL, Bonde Leslie W Jr TRS, c/o William F. Riley, P.O Box 707, Chatham, MA 02633, owner of the property located at **121 Belmont Rd, Assessors' Map 3, Parcel H2-58**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 A (4) & (5) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, to raze and replace 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. 2025-17, William R Glover III, c/o J. Thaddeus Eldredge, 1038 Main St, Chatham, MA 02633, owner of the property located at **33 Old Colony Rd, Assessors' Map 41, Parcel C4-A**, in the CV and Harwich Center Overlay Zoning Districts. The Applicant seeks a Variance from §325 – Attachment 2, Table 2, Area Regulations, to construct a Multi Family Dwelling, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. 2025-18, Robert Cleveland & Jillian B Cleveland, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646 owner of the property located at **24 Pilgrim Rd, Assessors' Map 7, Parcel C11**, in the RH-1 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 (A) (7) "Alteration or extension of other structures", §325-54 A (1) - (5) "Nonconforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, to raze and replace a pre-existing nonconforming Single Family Guest House, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6 and 10.

Case No. **2025-19, James S Welch Tr of Welch/Breen Family Harwich port**, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646 owner of the property located at **0 Snow Inn Rd, Assessors' Map 8, Parcel F2**, in the RL Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 (A) (7) "Alteration or extension of other structures", 325 – Attachment 3, Table 3, Height and Bulk Regulations and §325 – Attachment 2, Table 2, Area Regulations, to raze and replace a pre-existing nonconforming Boat House, pursuant to the Harwich Zoning By-laws §325-54 and 52 and MGL Chapter 40A Sections 6 and 10.

III. APPROVAL OF MINUTES

A. March 26, 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) – May 28, 2025