

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, JANUARY 29, 2025
TOWN HALL – GRIFFIN ROOM
AGENDA

RECEIVED
TOWN CLERK
HARWICH, MA
2025 JAN 21 AM 11:48

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. 2025-01, Daniel & Jessica Turk, c/o James M. Norcross Esq., P.O Box 707, Chatham, MA 02633, owner of the property located at **1684 Orleans Rd, Assessors' Map 113, Parcel W1-2**, and 240 Pleasant Bay Rd, Assessors' Map 113, Parcel W2 in the RR Zoning District. The Applicant seeks a Variance from §325 – Attachment 2, Table 2, Area Regulations, to create a new panhandle lot, pursuant to the Harwich Zoning By-laws §325- 52 and MGL Chapter 40A Section 10.

Case No. 2025-02, DMTL, 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 **10 Route 28, Assessors' Map 10, Parcel C4**, in the CH-1, RM, and West Harwich DCPC Zoning Districts. The Applicant seeks a Special Permit or in the alternative a Variance from §325- 54 A (7) "Alteration or extension of other structures", and §325 – Attachment 2, Table 2, Area Regulations, to construct and addition and renovate on a pre-existing nonconforming barn. pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. 2025-03, Jamie & Michelle Goncalves, 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 Pasture Ln, Assessors' Map 32, Parcel F1-34**, 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", §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations for a renovation of, and addition to 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. 2025-04, John & Roberta Shaw, Trustees of Shaw Nominee 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 **175 Gorham Rd, Assessors' Map 24, Parcel R4**, 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, to construct an addition 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. 2025-05, Richard Gacek, c/o William D. Crowell, Esq., & Michael G. Donovan, Esq., P.O Box 185, Harwich Port, MA 02646, owner of the property located at **19 Pine Wood Ln Assessors' Map 4, Parcel T1-29**, in the RH-1 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) "Nonconforming Structures", and §325 – Attachment 2, Table 2, Area Regulations, to convert a pre-existing non-conforming accessory residential structure into an ADU. pursuant to the Harwich Zoning By-laws §325-52 and 54 and MGL Chapter 40A Sections 6 and 10.

Case No. 2025-06, 33 Dunes Rd LLC, Owners Richard & Ellen Fox, c/o Taylor Ogg., 28 Nicolettas Way, Mashpee, MA 02649, 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 §325-54 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.

III. APPROVAL OF MINUTES

- A. December 19, 2024, Meeting Minute

IV. NEW BUSINESS

- A. Discussion regarding memo to the Select Board.
- B. Conflict of Interest Compliance.
- C. Volunteer Fair Participation.

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) – February 26, 2025