

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, JUNE 25, 2025
TOWN HALL – GRIFFIN ROOM
AGENDA

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2025 JUN 20 A 11:11

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. **2025-15, 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. **(Continued from 05.28.2025)**

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. **(Continued from 04.30.2025)**

Case No. **2025-25, Peter G Mitchell & Catherine S Mitchell**, c/o Marian Rose Esq., P.O Box 67, Dennis Port, MA 02639 owner of the property located at **14 Harvest Hollow Dr, Assessors' Map 23, Parcel C4-14**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (1) & (5) "non-conforming structures", and §325 – Attachment 2, Table 2, Area Regulations, to construct an addition on a pre-existing nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. **2025-26, Daniel J Trant Trs Et Al Margaret E Trant Trs.**, c/o Marian Rose Esq., P.O Box 67, Dennis Port, MA 02639 owner of the property located at **16 Patricia Ln, Assessors' Map 5, Parcel D2-16**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (5) "Nonconforming structures and uses", §325 – Attachment 2, Table 2, Area Regulations to raze and replace their pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Case No. **2025-27, Caren, Hazart- Roshan** c/o Niall Hopkins 311 Paddocks Path, Dennis, MA 02638, owner of the property located at **20 Connecticut Av., Assessors' Map 117, Parcel X1-103**, in the RR Zoning District. The Applicant seeks a Variance from §325-52 "Variances", §325-54 A (1) (a) "non-conforming structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, to construct an attached garage on a single-family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2025-28, Patrice M Soule**, 16 Earle Terrace, West Harwich, MA 02671, owner of the property located at **16 Earle Ter, Assessors' Map 12, Parcel N1-27**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 A (4) & (5) "non-conforming structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, to construct an addition 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. **2025-29, Capey Diem LLC.**, c/o William Crowell Esq. & Michael Donovan Esq., 466 Main Street., P.O. Box 185, Harwich Port, MA 02646, owner of the property located at **12 Sea Way, Assessors' Map 2, Parcel A1-65**, in the RH-1 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54(A) "non-conforming structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, and §325 - Attachment 3, Table 3, Height and Bulk Regulations to raze and replace their pre-existing, non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-52 & 54 and MGL Chapter 40A Section 6 & 10.

Case No. **2025-30, Paul K Wilkinson & Alyse B Wilkinson** c/o Paul Muldoon 693 Main St. Chatham, MA 02633, owner of the property located at **18 Edgewood Rd Assessors' Map 6, Parcel E1-9**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54(A) "non-conforming structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations to raze and replace their pre-existing, non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

III. APPROVAL OF MINUTES

- A. May 28, 2025, Meeting Minutes

IV. NEW BUSINESS

- A. Discussion and vote to reorganize the Board

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) – July 9, 2025