

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, JULY 9, 2025
263 SOUTH ST
THE 204 CULTURAL ARTS MUNICIPAL BUILDING – AUDITORIUM
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.

Please join my meeting from your computer, tablet or smartphone.

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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. **2025-21, Queen Anne Acres LLC, and Mid Cape Church Homes, Inc., d/b/a Pine Oaks Village Homes**, P.O Box 1305, Harwich, MA 02645, has made an application for a Comprehensive Permit pursuant to MGL Chapter 40B Sections 20-23 and 760CMR 56.00, to construct 5 corridor buildings and five townhouse buildings consisting of 242 rental units. The property is located at, 0 Queen Anne Rd Map:57 Parcel: C5, 55 Queen Anne Rd Map: 57 Parcel: C2, 57 Queen Anne Rd Map: 57 Parcel: C3, 0 Queen Anne Rd Map: 57 Parcel: C6, 99 Queen Anne Rd Map: 57 Parcel: H1, 0 Queen Anne Rd Map: 57 Parcel: H3, 0 Annasis Rd Map: 57 Parcel: H2, 0 Main St Map: 46 Parcel: M-10, 0 Main St Map: 47 Parcel: C1-4, 324 Main St Map: 47 Parcel: B1 and B1-0 and, and a Parcel that Fronts Queen Anne Road, according to the Town's GIS, the parcel is surrounded by the following: - Easterly direction abuts parcels 57C2, 57C3, and 57 C5 - Westerly direction abuts parcel 53 X3, 53 X3-A, 56 X2-3, and 56 X2-4, - Southerly direction abuts 56-W6. Located in the RL Zoning District.

1. Discussion by Board regarding Traffic and Public Safety report.
2. Traffic and Public Safety Study presentation by Pine Oaks Village IV
3. Traffic and Public Safety Peer Review presentation by VHB
4. Discussion between the Board, applicants regarding the Traffic and Public Safety Study and peer review
5. Public Comments from approximately 8:20pm to 9:20pm.
6. Discussion and Vote to Continue the Public Hearing

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) – Regular Hearing July 30, 2025 6:30pm at the Griffin Room Town Hall and, Continued Public Hearing for Pine Oaks Village IV August 6, 6:30pm at 263 South St. The 204 Cultural Arts Municipal Building – Auditorium