

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, AUGUST 27, 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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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. 2025-32, 6 Port Pines Road, Sean and Linda Dolan, c/o Kevin M. Boyar, P.O. Box 21, West Barnstable, MA 02668, owners of the property located at 6 Port Pines Rd, Assessors' Map 7, Parcel 2-0 in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 A (4) & (5) "non-conforming structures and uses", §325– Attachment 2, Table 2, Area Regulations, and §325-Attachment 3, Table 3, Height and Bulk 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. **(Continued from 7.30.2025 Hearing)**

Case No. 2025-37, 19 Pine Needle Lane, Stephen and Ellen McKenna, c/o David Riquinha, 14 Center Street, North Easton, MA 02356, owner of the property located at 19 Pine Needle Lane, Assessors' Map 4, Parcel FT1-21, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (1) & (2) "non-conforming structures and uses", and §325 – Attachment 3, Table 3, Height and Bulk 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. 2025-38, 25 Seahorse Road, Michelle M. Zettergren, c/o Trevor Kurz, owner of the property located at 25 Seahorse Road, Assessors' Map 34, Parcel S1-9, in the RR Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (1) "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. 2025-39, 17 Miles Street, John and Dawn McNabb, 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 17 Miles Street, Assessors' Map 13, Parcel W5-B, in the RM 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 raze and replace 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. 2025-40, 71 Pleasant Street, Timothy & Jean Kelly, 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 71 Pleasant Street, Assessors' Map 14, Parcel W2-0, in the RM 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 raze and replace 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. 2025-41, 9 Eastern Avenue, Laurie Harrold, 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 **9 Eastern Avenue Assessors' Map 6, Parcel G4-14**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (4) & (5) “non-conforming 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 non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Section 6.

Case No. 2025-42, 6 Field Lane, Lawrence and Carol Kocot, c/o Thomas A. Moore, Moore Home Design, P.O. Box 2124, Brewster, MA 02631, owner of the property located at **6 Field Lane, Assessors' Map 13, Parcel T7-6**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (1) & (2) “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. 2025-43, 32 Belle Brook Road, William and Christine Burt, c/o Thomas A. Moore, Moore Home Design, P.O. Box 2124, Brewster, MA 02631, owner of the property located at **32 Belle Brook Road, Assessors' Map 23, Parcel X-1**, in the R-L Zoning District. The Applicant seeks a Special Permit from §325-54 (A) (1) & (2) “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.

III. APPROVAL OF MINUTES

- A. July 30, 2025 Meeting Minutes (Regular Meeting)
- B. August 6, 2025 Meeting Minutes (Pine Oaks Village IV Meeting)

IV. NEW BUSINESS

- A. Harwich Charter Review comments
- B. Update on Proposals for Zoning Code Changes
- C. Dates for Future Meetings of the Pine Oaks Village Comprehensive Permit Application

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: Lisa Shaw
Board of Appeals Recording Clerk

Next Zoning Board of Appeals Meetings (subject to change)

- Pine Oaks Village Comprehensive Permit Application Hearing, Wednesday-September 17, 2025**
- Regular Public Hearing, Wednesday-September 24, 2025.**
- Pine Oaks Village Comprehensive Permit Application Hearing, Wednesday-October 15, 2025**
- Regular Public Hearing, Wednesday-October 29, 2025.**