

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, SEPTEMBER 17, 2025

RECEIVED
TOWN CLERK
HARWICH, MA

2025 SEP 12 P 3:38

Change of Venue
263 South Street
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.

LOGIN

Please join the 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. CONTINUED PUBLIC HEARING FROM AUGUST 6, 2025:

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. Opening remarks by the Chair – 5 Minutes*
2. Environmental, Wetlands, and Rare Species Presentation by Pine Oaks Village IV – 20 minutes*
 - a) Followed by Board and Applicant Questions & Comments – 10 minutes*
3. Environmental, Public Health, Wetlands, and Rare Species Impact Peer Review Presentation by TRC – 45 minutes*
 - a) Followed by Board Questions and Comments – 10 minutes*
4. Amy Usowski, Harwich Conservation Agent – 10 minutes*
 - a) Followed by Board and Applicant Questions and Comments – 5 minutes*
5. Stormwater Management Peer Review Update by VHB – 10 minutes*
 - a) Followed by Board and Applicant Questions and Comments – 10 minutes*
6. Site and Civil Design Peer Review Update by VHB – 5 minutes*

- a) Followed by Board and Applicant Questions and Comments – 10 minutes*
- 7. Christine Flynn, Director of Planning & Community Development, Summary of Planning Board Summary Discussion – 5 minutes*
- a) Followed by Board and Applicant Questions and Comments – 5 minutes*
- 8. Public Comments – 60 Minutes*
- 9. Future Fall 2025 Scheduling and Applicant Extension for Town Review
- 10. New /Other Business
- 11. Discussion and Vote to Continue Public Hearing

**Recommended time periods for agenda items*

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 Meeting (subject to change) – Regular Hearing September 24, 2025 6:30pm at the Griffin Room Town Hall