

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, SEPTEMBER 24, 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. 2025-45, Louis and Lisa Lanzillo, c/o Stenbeck & Taylor, Inc., 844 Webster Street, Marshfield, MA 02050, owners of the property located at **15 Trinity Cove Road, Assessors' Map 1, Parcel E1-3**, in the RL Zoning District. The Applicant seeks a Special Permit from §325-54 “non-conforming structures and uses” A (2) (c), to reconstruct a deck 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. 2025-46, Christopher Caile, 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 **6 Fernwood Circle, Assessors' Map 51, Parcel R3-32**, in the MLR-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 replace an existing sunroom with a minimally larger screened-in porch and extend the existing open air deck to connect it to the new screened-in porch on a 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. 2025-47, 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 , 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 construct a bump out bay addition on the 1st and 2nd floor and to flip the stairs on the outdoor stairwell to the basement from the southside to the northside on a 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. 2025-44, Town of Harwich, c/o Anthony Schiavi, 732 Main Street, Harwich, MA 02645, owner of the property located at 15 Wales Road, Assessors' Map 73, Parcel F1-78, in the RR Zoning District. The Applicant seeks a Variance from §325 – Attachment 2, Table 2, Area Regulations, to construct the Town of Harwich Phase 3A, Great Sand Lakes Sewer extension project on a pre-existing non-conforming lot, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

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. *(Continued from the September 17, 2025 meeting at the 204 Cultural Arts Municipal Building)*

- A. Board discussion in review of CPA hearing status, topics remaining and organizing review of requested waivers

III. APPROVAL OF MINUTES

- A. August 27, 2025 Meeting Minutes

IV. NEW BUSINESS

V. OLD BUSINESS

Discussion on recommended Zoning Changes

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
Executive Assistant

Next Zoning Board of Appeals Meetings (subject to change)

- Pine Oaks Village Comprehensive Permit Application Hearing - Wednesday, October 15, 2025 6:30pm
Location: The 204 Cultural Arts Municipal Building- Auditorium, 263 South Street, Harwich

- Regular Public Hearing – Wednesday, October 29, 2025- Harwich Town Hall, Griffin Room 6:30pm

