

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM TUESDAY, OCTOBER 14, 2025
263 South Street, Harwich, MA
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

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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
2. Introduction of Board Members
3. Presentation by Brianna Powell, Harwich Housing Advocate
4. Presentation by Dr. Joyce McIntyre, Chair – Harwich Local Planning Committee
5. Review of Waiver Request by Pine Oaks Village IV
 - a) Discussion by Board with Applicant
6. Public Comments
7. Future Fall 2025 Scheduling
8. New /Other Business
9. Board Comments and Discussion
10. Discussion and Vote to Continue Public Hearing to Wednesday October 15, 6:30 PM at the 204 Cultural Arts Municipal Building, 263South Street, Harwich, MA 02

**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 Wednesday October 29, 2025 6:30pm at the Griffin Room Town Hall