

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, OCTOBER 29, 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. 2025-48, Thomas Orton, Trustee of Thomas E. Orton Revocable Trust, c/o Marian Rose, Esq., P.O. Box 67 Dennisport, MA 02639, owner of the property located at **245 Lower County Road, Assessors' Map 5, Parcel D5**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from §325-54 A (7) "Alteration or extension of other structures", and §325-Attachment 2, Table 2, Area Regulations, to construct a deck addition on the primary dwelling, and to raze and replace the second dwelling to be rebuilt for use as an accessory building residential with bedrooms 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. 2025-49, Janice Camp, c/o Aleks Mazzeo, 157 Pine Bluff, Brewster, MA 02631, owner of the property located at **15 Park Street, Assessors' Map 50 Parcel N4**, in the R-M Zoning District. The Applicant seeks a Special Permit from §325-54 A (4) & (5) "Nonconforming 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 the left side of the house with a side entry mudroom and basement stairway, and a shower to the existing half bath 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. 2025-50, Michael F. Gilligan, Jr., and Anne K. Helgen, 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 **74 Uncle Venies Road, Assessors' Map 25, Parcel U7**, in the RM Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 A(1)(b) & (2) "Non-conforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, to add dormers to the second floor of the existing house, within the same footprint 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. 2025-51, Mary-Beth and Michael Donovan, 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 **5 Trinity Cove, Assessors' Map 1, Parcel E3-9**, in the RL Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 A(2) "Non-conforming Structures and Uses", and §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations, Maximum Site Coverage exceeds 30%, for renovation of, and an addition above the first floor western section of the house within the existing footprint of 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. **2025-52, Mark K. Watson, Trustee of 16 School House Road Realty Trust**, 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 **16 School House Road, Assessors' Map 14, Parcel F4-B**, in the RM Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 A(2)(c) "Non-conforming Structures and Uses", and §325-54 (A)(7)(b) "Non-conforming Structures and Uses", §325 – Attachment 2, Table 2, Area Regulations, and §325 – Attachment 3, Table 3, Height and Bulk Regulations, Maximum Site Coverage exceeds 35%, to renovate the existing house, to raze and replace the existing garage with a finished second floor of living space, raze rear one-story addition and replace with a smaller structure with a deck on top, and remove exterior decking and stairs on south side of main structure 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.

III. APPROVAL OF MINUTES

- A. September 17, 2025, Meeting Minutes- (Pine Oaks IV Meeting)
- B. September 24, 2025, Meeting Minutes- (Regular Meeting)
- C. October 14, 2025, Meeting Minutes- (Pine Oaks IV Meeting)
- D. October 15, 2025, Meeting Minutes- (Pine Oaks IV Meeting)

IV. NEW BUSINESS

- A. Discussion and Possible Vote to Approve the 2026 Hearing Schedule
- B. Acknowledgement, review and discussion regarding Open Meeting Law Complaint from Paula Myles, dated October 17, 2025
- C. Acknowledgement, review and discussion regarding Open Meeting Law Complaint from Jennifer Garland, dated October 22, 2025
- D. Acknowledgement, review and discussion regarding Open Meeting Law Complaint from Mary Jones, dated October 24, 2025
- E. Acknowledgement, review and discussion regarding Open Meeting Law Complaint from Daniel Baker, dated October 24, 2025

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: Rachel Lohr
Board of Appeals Compliance Officer

Next Zoning Board of Appeals Meeting (subject to change)
November 17, 2025- Pine Oaks IV Comprehensive Permit Case
December 10, 2025- Regular Meeting