

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM MONDAY, NOVEMBER 17, 2025
263 South Street, Harwich, MA
204 Cultural Arts Municipal Building, Auditorium

RECEIVED
TOWN CLERK
HARWICH, MA

2025 NOV 12 P 3:23

AGENDA

REVISED

This meeting of the Zoning Board of Appeals will be held in-person only and will not be available as a live broadcast on Channel 18. Members of the public with an interest in any portion or specific item on the agenda should plan for in-person attendance.

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. 2025-21, 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 form 10.15.2025)**

- A. Opening remarks by the Chair
- B. Introduction of Board Members
- C. Summary by Applicant of the key impact areas
 - 1. Stormwater Management
 - 2. Site Design
 - 3. Waste water management and treatment facilities timetable
 - 4. Environmental considerations
 - 5. Traffic impact
 - 6. Review Local preference guidelines and affordability terms
 - 7. Emergency Access Road and Second Connector Road considerations
- D. Discussion by Board with Applicant
- E. Public Comments
- F. Board Comments and Discussion
- G. Board Discussion and Vote to Close the Public Hearing and begin deliberations

H. New /Other Business

1. Review Revised Scope of work by VBH and Vote to approve

I. Board Discussion and Vote to Continue Deliberations on Case# 2025-21 to Monday, December 1st, 2025, 9am at the Harwich Town Hall, Griffin Room, 732 Main Street, Harwich, MA 02645.

III. 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 legal notice 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 Recording Clerk

Next Zoning Board of Appeals Meeting (subject to change) – Monday, December 1, 2025, 9:00am at the Griffin Room Town Hall