

# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, March 23, 2017**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**Application No. 17-010: William and Carol Monteleone**, owners of property located at **70 Tanglewood Drive**, also shown on the Town of Chatham's Assessors' Map 5H Block 4A Lot T4. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a porch. The existing dwelling is nonconforming in that it is located 39 feet from the road. The proposed porch will be nonconforming in that it will be setback 32.1 feet from the road where 40 feet is required. The lot is nonconforming in that it contains 25,274 square feet where 60,000 square feet is required in the R60 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**Application No. 17-011: Paul and Donna Vafides**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **1750 Main Street**, also shown on the Town of Chatham's Assessors' Map 8E Block 35 Lot 14. The Applicant seeks to construct a new dwelling and alter the existing dwelling via the removal of one bedroom and the kitchen so that this structure will no longer be considered a dwelling unit. The proposed dwelling will meet all bulk and dimensional requirements of the Bylaw. The lot is nonconforming in that it contains 66.88 feet of frontage where 100 feet is required. The lot is conforming in that it contains 36,509 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**Application No. 17-013: Deborah and Keith Figlioli**, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **125 Seaview Street**, also shown on the Town of Chatham's Assessors' Map 15E Block 17 Lot 27. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the enclosure of two covered porches and the construction of a second floor addition within the road setback. The existing dwelling is nonconforming in that it is setback 5.5 feet from the road where 25 feet is required. The existing and proposed building coverage will remain nonconforming at 2,242 square feet (16.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 13,729 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**Application No. 17-014: Morris Bettor Realty Trust**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **103 Wapoos Trail**, also shown on the Town of Chatham's Assessors' Map 13A3 Block 1 Lot N140. The Applicant proposes to change, alter, or expand a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and construction of a new dwelling. The existing dwelling is located partially within the Coastal Conservancy District (Flood Plain ele. 12) and entirely within the setback to the Conservancy District where a 50 foot setback is required. The proposed dwelling will be located outside the Coastal Conservancy District. Both the existing and proposed dwelling comply with road and abutter setback requirements. The existing building coverage is 3,736 square feet (20.6%) and the proposed building coverage 4,621 square feet (25.8%) where 15% is the maximum allowed. The lot is conforming in that it contains 72,175 square feet but is nonconforming in that it contains 17,900 square feet of buildable upland where 20,000 square feet is required in an R40A Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Chatham Protective Bylaw.**

**Application No. 14-017: Dale Eldredge**, 1486 Main Street, Chatham, MA 02633, owner of property located at **111 Stony Hill Road**, Chatham, MA, also shown on the Town of Chatham's Assessors' Map 14H Block 4 Lot 8. The Appellant seeks to extend the Special Permit No. 14-017 for one year. The current expiration date is April 10, 2017, and the proposed expiration date is April 10, 2018. Special Permit No. 14-017 allowed the Appellant to demolish the existing dwelling and construct a new dwelling which will comply with setback, coverage, and height requirements. The existing dwelling was nonconforming in that it was 6.3 feet from the road where 50 feet is required. The existing parking area was located on the street where a setback of 20 feet is required. The lot is nonconforming in that it contains 9,315 square feet where 10,000 square feet is required and contains 75.16 feet of frontage where 100 feet is required. The lot is located within the GB3 Zoning District. **An Extension of the Special Permit is required under Section V.B. of the Chatham Protective Bylaw.**

**Other Business:**  
Approval of minutes  
Public Comments

*Plans, site plans, and all other documents related to these Applications are on file with the Department of Community Development, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 7:00 a.m. to 12:30 p.m.*

**The full agenda for this meeting will be posted at: [www.mytowngovernment.org/02633](http://www.mytowngovernment.org/02633) at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.**

David Nixon  
Chairman

The Cape Cod Chronicle  
March 9 and 16, 2017

## TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA MARCH 15, 2017

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, March 15, 2017 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

**MINUTES REVIEW:**  
Meeting held March 1, 2017

**CONTINUED HEARING: SIGNS:**  
**17-005 Chatham Filling Station/c/o Caren Morse** – Application to install a roof sign located at 75 Old Harbor Road. Application continued from February 15, 2017.

**17-006 Chatham Filling Station/c/o Caren Morse** – Application to install a ladder sign located at 75 Old Harbor Road. Application continued from February 15, 2017.

**CONTINUED HEARING: ADDITION/ALTERATION:**  
**17-003 The Talkative Pig/c/o Jeff Baroni** – Application to renovate the front and right side elevations via the replacement of the existing doors with windows, replacement of the existing trim, addition of a landing and railings, and painting of the building located at 2642 Main Street. Application continued from February 15, 2017.

**17-012 Chatham Real Estate/c/o Rick Smith** – Application to renovate and construction additions on the building located at 409 Main Street. Application continued from March 1, 2017.

**SIGNS:**  
**17-013 Beach Bum Surf Co./c/o Candace Bouffard** – Application to install a wall sign located at 4 Seaview Street.

**17-014 Beach Bum Surf Co./c/o Candace Bouffard** – Application to install a ladder sign located at 4 Seaview Street.

**SATISFACTION OF CONDITIONS:**  
**16-093 Eastward Companies** – Satisfaction of Condition No. 3 for 17 Hydrangea Lane, seeking Commission review and approval of the rear retaining wall and associated plantings.

**MINOR MODIFICATION TO EXISTING CERTIFICATE OF APPROPRIATENESS:**  
**16-093 Eastward Companies** – Application for a minor modification to the existing Certificate of Appropriateness via the addition of dormers, a second floor deck and a portico on the single family dwelling proposed to be constructed at 17 Hydrangea Lane.

**ADDITION/ALTERATION:**  
**17-015 Jacqueline Felix** – Application to install tool and garden shed at 989 Main Street.

**OTHER BUSINESS:**  
**Public Comment**

*Plans, site plans, and all other documents related to these Applications are on file with the Department of Community Development, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 7:00 a.m. to 12:30 p.m.*

**The full agenda for this meeting will be posted at: [www.mytowngovernment.org/02633](http://www.mytowngovernment.org/02633) at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.**

Daniel A. Sylvester  
Chairman

The Cape Cod Chronicle  
March 9, 2017

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA MARCH 21, 2017

The Chatham Historical Commission will hold a public meeting on **Tuesday, March 21, 2017 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

**HEARINGS:**

**Application No: 17-002** To be heard in accordance with Chapter 158 (Demolition Delay Bylaw) of the Town of Chatham General Bylaws, pursuant to the Notice of Intent to Demolish or Partially Demolish a Historic Building or Structure located at **280 Stage Harbor Road**, filed by Eastward Companies, 155 Crowell Road, Chatham, MA 02633 for Mary W. Gray, 280 Stage Harbor Road, Chatham, MA 02633.

**The full agenda for this meeting will be posted at: [www.mytowngovernment.org/02633](http://www.mytowngovernment.org/02633) at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.**

The Cape Cod Chronicle  
March 2 and 9, 2017

## AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD MARCH 14, 2017 7:00 P.M.

**Please Note: This meeting will be broadcast live on Channel 18 and will be available shortly thereafter for scheduled and on-demand viewing on the Town's website.**

**In accordance with Town policy the public can speak to any issue/hearing or business item on the agenda during the meeting when recognized by the chair.**

**MINUTES:** February 28, 2017

**SITE PLAN REVIEW:**  
**Pre-Application**

48 Oyster Pond Furlong/48 Oyster Pond Furlong, LLC/Eldredge S&E/ Proposed second floor addition with a 15 bed dormitory. Existing warehouse/shop will remain.

359 Main Street/Inn Partners, LLC/Eldredge S&E/Proposed addition to the existing kitchen and expansion of the existing restaurant use.

**SUBDIVISION PLAN REVIEW:**  
**Definitive**

1610 Main Street/Eastward Co./Proposed two (2) lot subdivision (continued from 2/28/2017)

**OTHER BUSINESS:**  
Public Comments  
Chairman's Comments

**The full agenda for this meeting will be posted at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Materials for the advertised agenda items are available for review at the Town of Chatham, Community Development Office, 261 George Ryder Road M-Th between the hours of 7am and 4pm and Friday from 7am till 12:30pm**

The Cape Cod Chronicle  
March 9, 2017

## HARWICH BOARD OF SELECTMEN NOTICE OF PUBLIC HEARING CHATHAM / HARWICH INTER-MUNICIPAL AGREEMENT MARCH 27, 2017

The Harwich Board of Selectmen will hold a Public Hearing on Monday, March 27, 2017, no earlier than 6:30 P.M. during their regularly scheduled meeting. This hearing will be held in the Donn B. Griffin Room located at Town Hall, 732 Main Street, Harwich for the purpose of discussing the proposed Intermunicipal Agreement between the Towns of Chatham and Harwich relative to wastewater. All members of the public having an interest in this topic are cordially invited to attend the public hearing and provide information and testimony relevant to this matter. All Legal Advertisements will be published on the MNPA website at: <http://masspublicnotices.org/>

HARWICH BOARD OF SELECTMEN

The Cape Cod Chronicle  
March 9, 2017

## HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing beginning no earlier than 6:30 PM on Tuesday, March 28, 2017 in the Griffin Room, 732 Main St., Harwich, MA to consider the following application(s). Any member of the public having an interest in this application is invited to attend and provide and comment or may submit comments in writing.

**PB2017-07 Davenport Realty Trust**, owners, c/o Paul R. Tardif, Esq., seeks approval of a Use Special Permit for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 56 Bog Lane Map 56, Parcel K2-1 in the R-L District.

**PB2017-08 Davenport Realty Trust**, owners, c/o Paul R. Tardif, Esq., seeks approval of a Use Special Permit for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 235 South Westgate Road Map 56, Parcel K2-2 in the R-L District.

**PB2017-09 Davenport Realty Trust**, owners, c/o Paul R. Tardif, Esq., seeks approval of a Use Special Permit for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 225 South Westgate Road Map 56, Parcel K2-3 in the R-L District.

**PB2017-10 Tonka Girl LLC**, owner, c/o Daniel Ojala, P.E., Representative seeks approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §§325-51 and § 325-55 as set forth in MGL c. 40A §9. The proposal seeks to construct a 7,200 sq. ft. building inclusive of a 1,500 sq. ft. office area and a 5,700 sq. ft. area proposed for storage, warehouse and work bays. The proposal includes a parking area and other certain site improvements. The property is located in 15 Denwich Road, Map 55 Parcel G8-4 in the I-L zoning district.

All documents related to the above case(s) are on file with the Planning Department and the Town Clerk located at 732 Main Street and may be viewed during regular department business hours. Lawrence E. Brophy, Chairman

The Cape Cod Chronicle  
March 9 and 16, 2017

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# CLASSIFIEDS

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Misc. Services - 592  
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# LEGAL ADVERTISING

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## ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, MARCH 29, 2017 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL

### AGENDA

On Wednesday, March 29, 2017 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room at the Harwich Town Hall, 732 Main Street to hear the following cases. Any member of the public having interest in these applications is invited to attend and provide information and comment relevant to these matters or may submit the same in writing by Thursday, March 23, 2016.

#### Case #2017-05

Richard Centrella has applied for a Special Permit for a Change of Use to operate an auto repair and auto sales facility. The application is pursuant to the Code of the Town of Harwich §325 Table 1, Use Regulations as set forth in MGL Chapter 40A §6. The property is located at 195 Queen Road, Map 58, Parcel F1-2 in the IL Zoning District.

#### Case #2017-06

Darin M. Souza, by his agent, Larry Brutti, has applied for a Special Permit to demolish and rebuild an existing laundry room and to build an addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2.(c) as set forth in MGL Chapter 40A §6. The property is located at 423 Lower County Road, Map 13, Parcel Y1 in the R-H2 Zoning District.

#### Case #2017-07

Lance Solomini, through his agent, Thomas Moore, has applied for a Special Permit to convert an existing deck into a 3-season room on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 as set forth in MGL Chapter 40A §6. The property is located at 24 Ship's Haven Road, Map 12, Parcel X1-13 in the RH-1 Zoning District.

#### Case #2017-08

William Marsh, Trustee of Trailride, LLC, through his agent, Susan Ladue has applied for a Temporary Change of Use to allow for the continuation of storage of construction materials being used as part of the National Grid Pipeline Project. The application is pursuant to the Code of the Town of Harwich, §325 Table 1, Use Regulations as set forth in MGL Chapter 40A §6. The property is located at 1 Auston Road, Map 97, Parcel R4-1A in the CH-2 Zoning District.

#### Case #2017-09

Thomas P. Carlone and Natalie M. Carlone have applied for a Special Permit to construct an addition consisting of a one-bay garage and 2-story living space on their pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations and Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 11 Ocean Ave., Map 6B, Parcel L28 in the RH-2 Zoning District.

#### Case #2017-10

Kenneth J. Raymond and Candace M. Raymond through their attorney, William Crowell have applied for a Special Permit or in the alternative, a Variance to construct a 2nd floor addition, porch, breezeway, stairway and garage without changing the footprint but adding habitable space at an increased height to their pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 as set forth in MGL Chapter 40A §6 and §10. The property is located at 11 Burton Ave., Map 3, Parcel D-5 in the RH-1 Zoning District.

#### Case #2017-11

Harwich MMM, LLC through its agent, Attorney William Crowell has applied for a Special Permit or in the alternative, a Variance to finish 2nd floor space and add a deck to an existing detached barn to create an accessory apartment with no change in the footprint but adding

habitable space. The barn is a pre-existing, non-conforming residential structure. The application is pursuant to the Code of the Town of Harwich, §325-54.A.2 as set forth in MGL Chapter 40A §6 and §10. The property is located at 212 Bank St., Map 32, Parcel N7 in the MR-L Zoning District.

#### Case #2017-12

Thomas J. Walsh and Janice L. Walsh through their attorney, William Crowell have applied for a Special Permit or in the alternative, a Variance to construct a 2nd floor addition as well as two 1st floor additions to their pre-existing, non-conforming single family dwelling. The two 1st floor additions will comply with current setback requirements but the 2nd floor addition will add habitable space at an increased height. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 as set forth in MGL Chapter 40A §6 and §10. The property is located at 9 Woodland Rd., Map 7, Parcel H6 in the R-L Zoning District.

In other business, the Board will address the following agenda items: Approval of minutes from the February 22, 2017 meeting.

New Business per the Board's discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich and may be viewed during regular department business hours.

*In accordance with State Law, this legal notice will also be available electronically at [www.masspublicnotices.org](http://www.masspublicnotices.org). The Town is not responsible for any errors in the electronic posting of this notice.*

*Per the Attorney General's Office: The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following "New Business." If you are deaf or hard of hearing or a person with a disability who requires an accommodation, contact the Selectmen's Office at 508-430-7513*

*This Agenda may change at the discretion of the Board.*

*Recording & Taping Notification: 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.*

Authorized Posting Officer:  
Shelagh Delaney, [sdelaney@town.harwich.ma.us](mailto:sdelaney@town.harwich.ma.us)  
Board of Appeals Recording Clerk

The Cape Cod Chronicle  
March 9 and 16, 2017

## TOWN OF HARWICH PUBLIC HEARING PROPOSED SEWER REGULATIONS MARCH 27, 2017

The Board of Selectmen will hold a Public Hearing on Monday, March 27, 2017, no earlier than 6:30 p.m. in the Donn B. Griffin Room at Town Hall, 732 Main St., Harwich, for the purpose of reviewing proposed sewer regulations. Copies of the draft regulations are available at the Selectmen's Office, 732 Main St., Harwich, or on the Town website: [www.harwich-ma.gov](http://www.harwich-ma.gov). All members of the public having an interest in this topic are cordially invited to attend the Public Hearing and provide information and testimony relevant to these proposals.

All Legal Advertisements will be published on the MNPA website at: <http://masspublicnotices.org/>

HARWICH BOARD OF SELECTMEN

The Cape Cod Chronicle  
March 9, 2017

## HARWICH CONSERVATION COMMISSION NOTICE OF PUBLIC MEETING

The Harwich Conservation Commission will hold a public meeting in accordance with the provisions of the Wetlands Protection Act, MGL Ch. 131 §40, and its Regulations 310 CMR 10.00 and the Town of Harwich Wetlands Protection By-Law, and its Regulations, Article VII on **WEDNESDAY, MARCH 15, 2017** in the **Small Hearing Room**, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **6:30 p.m.**

The following applicants have filed a **Request for Determination of Applicability:**

**Jeff Eldredge, 9 Cranberry Trail, Map 78 Parcel J3:** Pursuant to 310 CMR 10.04 land in agricultural use; the applicant has created a 10-13' wide dirt road around the wetland to access nursery activity. Nursery consists of but not limited to trees & shrubs. Nursery cannot be accessed directly from the Brewster part of the farm & as such, the access from Harwich is necessary. The eastern portion of the road is used to maintain and access crops. The wetland at issue is an old cranberry & blueberry bog which is currently a maple swamp. (Continued from 2/15/2017)

**Habitat for Humanity, 93 & 97 Route 28, Map 10 Parcels W5 & W3-B:** Proposed work within Land Subject to Coastal Storm Flowage; includes removing a portion of the multi-family dwelling on # 93 and constructing an addition to the rear; small portion of road construction and septic system upgrades for both 93 & 97

**Erika Goyzueta, 90 Route 28, Map 10 Parcel K6-1:** Construct 20'x40' in-ground vinyl liner swimming pool. Pool will be 821 sq. ft. & pool decking area will be 1107 sq. ft.; Proposing to remove 2 trees in preparation for the new pool.

The following applicant has filed a **Notice of Intent:**

**Thomas & Lisa Cahill, 2097 Route 28, Map 109 Parcel B1-7:** Remove approx. 2512 sq. ft. of irrigated lawn and landscaping within 50' buffer and plan native vegetation. Add limited outdoor living space on the waterside of the house with 83 sq. ft. of permeable patio and 83 sq. ft. of cantilevered deck within 50' buffer. 410 sq. ft. of decking on pin piles is requested within 100' buffer. (Continued from 3/1/2017)

You may contact the Conservation office at 508-460-7538 for further information.

Walter Diggs,  
Chairman

The Cape Cod Chronicle  
March 9, 2017

## NOTICE OF PUBLIC HEARING TOWN OF HARWICH BOARD OF SELECTMEN APPLICATION FOR LIQUOR LICENSE

Notice is hereby given under Chapter 138 of the General Laws as amended that application has been made to this Board for a Seasonal, Common Victualler, All Alcoholic Beverages License by Ten Yen LLC d/b/a Ten Yen, 554 Route 28, Suite B, Harwich Port, MA 02646, Michael Jacek, Manager, on the following described premises: One floor totaling 700 square feet including 100 sq. ft. outdoor area and 600 sq. ft. indoor area with three entrances and three exits.

The Board of Selectmen will hold a hearing on the application on Monday, March 13, 2017 no earlier than 6:30 P.M. in the Donn B. Griffin Room at Town Hall, 732 Main Street, Harwich, at which time all interested parties will be heard.

Board of Selectmen  
LOCAL LICENSING AUTHORITY

The Cape Cod Chronicle  
March 9, 2017