

# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

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

**Application No. 17-001: David and Andrea Smith**, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **364 Old Harbor Road**, also shown on the Town of Chatham's Assessors' Map 15G Block 8 Lot 29. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure via the conversion and second floor expansion of the existing garage to an office and owners quarters. The applicant also proposes to reconfigure the interior of the main structure maintaining a total of eight one-bedroom guestrooms. The existing use, boarding or rooming house, was permitted under Section VII.B.5. of the Bylaw by Special Permit No. 12-093. The accessory structure will remain nonconforming as to the westerly abutters' setback at 16.9 feet where 25 feet is required. The lot is nonconforming in that it contains 20,598 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. and Section VII.B.5. of the Protective Bylaw.**

**Application No. 17-004: Gwyn Brittigian**, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of the property located at **43 Sears Road**, also shown on the Town of Chatham's Assessors' Map 12A Block 14 Lot 11. The Applicants seek to relocate and construct an addition on a historic structure (located at 181 Champlain Road) to be used as the primary dwelling on the lot. The proposed floor area of the primary dwelling is 2,666 square feet and the floor area of the guest house is 1,853 square feet, which accounts for 69% of the floor area of the primary dwelling. The applicant is seeking a Variance from the dimensional requirement set forth in Section VII.B.12.a., which requires the floor area of the guest house to be less than 50% of the principal dwelling. The existing building coverage is 2,479 square feet (4.36%) and the proposed building coverage is 4,733 square feet (8.3%) where 10% is the maximum allowed. The lot was created as part of a 2003 subdivision as a panhandle lot with 134 +/- feet of frontage where 150 feet is required. The lot contains 102,881 square feet where 40,000 square feet is required in the R40 Zoning District. **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Chatham Protective Bylaw.**

**Application No. 17-005: Gregory, Joanne and Brenda Caggiano**, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owners of property located at **117 Cranberry Lane (SC)**, also shown on the Town of Chatham's Assessors' Map 7C Block 15 Lot G33A. The Applicant proposes to change, alter, or expand a nonconforming structure on a nonconforming lot via the addition of a second floor and reconstruction of a deck. The existing dwelling is located partially within the Coastal Conservancy District (Flood Plain ele. 11) and entirely within the setback to the Conservancy District where a 50 foot setback is required. The existing dwelling (deck) is nonconforming in that it is located 14.6 feet from the northeasterly abutter where 15 feet is required. The proposed second floor addition will comply with road and abutters setback requirements. The proposed reconstructed deck will conform to road and abutter setback requirements. The existing and proposed building coverage is 1,119 square feet (15.5%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,000 square feet and contains 7,211 square feet of buildable upland where 20,000 square feet is required in an R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and 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  
Feb. 9 and 16, 2017

## CHATHAM CONSERVATION COMMISSION PUBLIC HEARING

The Chatham Conservation Commission will hold a public hearing in accordance with the provisions of Massachusetts General Law, Ch 131, s.40, the Wetlands Protection Act, and the Town of Chatham Wetlands Protection Bylaw, Ch. 272 on **Wednesday, February 22, 2017**, at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

**The following applicant has filed a Notice of Intent: 230 Stage Island Road, Stage Island Realty Trust, Deborah C Nelson, SE 10- :** Proposed expansion of driveway; construction of stairs to water; land management plan for native species on Coastal Bank at 230 Stage Island Road, Assessors Map 13A1 parcel D27

Files are available for review at the Town Annex,  
261 George Ryder Road.  
Conservation office hours are 7AM-4PM, Monday through Thursday  
and 7AM-12:30PM, Friday.

The Cape Cod Chronicle  
Feb. 16, 2017

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA MARCH 7, 2017

The Chatham Historical Commission will hold a public meeting on **Tuesday, March 7, 2017 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

### HEARINGS:

**Application No: 17-001** To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in a National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in a National Historic Register District located at **99 Main Street**, filed by Jon & Gergana Thiel; 24 Edean Drive, E. Walpole, MA 02032

**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  
Feb. 16 and 23, 2017

## HARWICH CONSERVATION COMMISSION & PLANNING BOARD NOTICE OF PUBLIC MEETING

The Harwich Planning Board and Harwich Conservation Commission will hold a joint public meeting on **THURSDAY, FEBRUARY 23, 2017** at **6:00 p.m.** in the Griffin Room of Town Hall to go over the changes in the Town of Harwich's 2017 Draft Open Space and Recreation Plan.

**You may contact the Conservation Department at 508-460-7538 or Planning Department at 508-430-7511 for further information.**

Amy Usowski,  
Conservation Administrator  
Aly Sabatino, Town Planner

The Cape Cod Chronicle  
Feb. 16, 2017

## TOWN OF HARWICH NOTICE OF PUBLIC HEARING MARCH 6, 2017

Pursuant to M.G.L. Ch. 166, § 22, the Town Administrator will hold a Public Hearing at 10:30 AM on Monday, March 6, 2017 in the Library at Harwich Town Hall, 732 Main Street, Harwich, MA in reference to the following matter:

A petition by **CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS** requesting permission to locate small cell wireless antennas, and the necessary sustaining and protecting fixtures, on existing utility poles, located on public ways near:

### 2 Cove Landing

All abutters and other interested persons are invited to attend. For further information, please call the Town Administrator's Office at (508) 430-7513 or stop by Town Hall, 732 Main Street, Harwich where the information is on file.

Christopher Clark  
Town Administrator

The Cape Cod Chronicle  
Feb. 16, 2017

## HARWICH ZONING BOARD OF APPEALS LEGAL NOTICE

On Wednesday, March 8, 2016 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room, Harwich Town Hall, 732 Main Street, Harwich, MA 02645 relative to a Comprehensive Permit application for the property located at 93-97 Route 28 in West Harwich, Assessor's Map #10, Parcels # W3-B and W5; as follows:

**Case #2017-04** Habitat for Humanity of Cape Cod, Inc. c/o Attorney Warren H. Brodie, has made application for a Comprehensive Permit pursuant to MGL Chapter 40B Sections 20-23 and 760CMR 56.00, to create an eight lot subdivision to provide for 6 new single family affordable homes, 2 "market rate" lots and a cul-de-sac. The property is located at 93 and 97 Route 28, Harwich, Map# 10, Parcels #W3-B and W5 located in the R-L Zoning District.

**PLEASE NOTE: NO PRESENTATION OR TESTIMONY WILL BE TAKEN AT THIS MEETING.** The hearing will be opened by the Zoning Board of Appeals and will be immediately continued to a date and time certain to be announced at this meeting. Any interested member of the public is invited to attend this and future meetings and may provide information in writing to the Building Department, Town Hall, 732 Main St., Harwich. Related documents are available for review during regular business hours at the Building Department.

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

David Ryer,  
Chair

The Cape Cod Chronicle  
Feb. 16 and 23, 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, February 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.

**PB2017-05 Dean Bascom, owner c/o Eastward Companies, representative.** The proposal seeks approval of a seven (7) lot definitive subdivision plan (five (5) buildable lots, one (1) reserve lot, and one (1) open space lot) pursuant to the Code of the Town of Harwich §§325-51 (E) Open Space Residential Development Special Permit and §§400, Article II as set forth in MGL c. 41 §81 K-GG, and c. 40A §9. The property is located at 1522 Orleans Road, Map 97 Parcel B2 in the R-R Zoning District, the Drinking Water Resource Protection District, DEP Zone II, and the Pleasant Bay Watershed. 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  
Feb. 9 and 16, 2017

# Legal Ad Deadline is Monday at Noon

## EXCEPT ON MONDAY HOLIDAYS

### when the deadline will be Friday at Noon

### Please email your legal ads to:

### [barbara@capecodchronicle.com](mailto:barbara@capecodchronicle.com)