

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, April 26, 2018**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 18-006: Eastward MBT LLC, Trustee, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **185 Queen Anne Road**, also shown on the Town of Chatham's Assessors' Map 14E Block 17 Lot 2. The Applicant proposes to construct a single family dwelling and swimming pool on a split lot in the GB2/R40 zones. The proposed dwelling and pool will comply with all bulk and dimensional requirements of the bylaw for each of the respective zones but requires the grant of a Special Permit under Sections III.C.4.c.26 and III.D.3.i. The lot contains 14,772 square feet. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section VIII.D.2.b. of the Chatham Protective Bylaw. Continued from February 22, 2018.**

Application No. 18-020: Christopher and Kimberly Schmitt, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **188 Main Street**, also shown on the Town of Chatham's Assessors' Map 17C Block 57 Lot 24. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the removal of the existing covered porch, deck and stairs and construction of new decks, stairs and a shower enclosure. The existing dwelling is nonconforming as to building coverage and road, abutter and Coastal Conservancy District setbacks. The proposed decks and stairs will be nonconforming in that they will be located 9.3 feet from the northerly abutter where a 15 foot setback is required and located within the Coastal Conservancy District setback (Flood Plain ele. 15). The existing building coverage is 1,522 square feet (33%) and the proposed building coverage is 1,553 square feet (33.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 63.42 feet of frontage where 100 feet is required and contains 12,051 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 Chatham Protective Bylaw.**

Application No. 18-021: 41 Mill Pond Lane LLC, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **41 Mill Pond Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 9 Lot 7A. The Applicants seek to construct an elevated stairway and replace the existing ramp over the Coastal Bank to access the existing dock. The total lot size is 47,000 square feet and the property is located within the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections IV.A.3.a. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 18-022: Across the Pond Trust, c/o Andrew L. Singer, Esq., PO Box 67, Dennis Port, MA 02639, owners of property located at **40 Seaview Street**, also shown on the Town of Chatham's Assessors' Map 15E Block 80 Lot 1A. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and garage and the construction of a new dwelling and garage with living space above. The existing dwelling is nonconforming in that it is located 22.5 feet from the road where a 25 foot setback is required and is located 12.5 feet from the westerly abutter where a 15 foot setback is required. The existing garage is nonconforming in that it is located 6.9 feet from the westerly abutter. The proposed dwelling will be nonconforming in that it will be located 11.7 feet from the westerly abutter where a 15 foot setback is required. The proposed garage will conform to road and abutter setback requirements. The existing building coverage is 2,195 square feet (14.1%) and the proposed building coverage is 2,336 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,609 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 Chatham Protective Bylaw.**

Application No. 18-023: James Mintz and Deborah Stewart, c/o Chris Cannon, PO Box 201, Chatham, MA 02633, owners of property located at **27 Eliphams Lane**, also shown on the Town of Chatham's Assessors' Map 16C Block 32A Lot 7E. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing enclosure and deck and the construction of a new deck. The existing dwelling is nonconforming in that it is located 23.3 feet from the road where a 25 foot setback is required and is located within the Coastal Conservancy District (Flood Plain ele. 11). The proposed deck will be nonconforming in that it will be located within the Coastal Conservancy District where a 50 foot setback is required. Also proposed, is the installation of a rinse station (fencing) which requires the grant of a Special Permit under Section IV.A.3.a. of the Bylaw. The existing building coverage is 1,540 square feet (11.3%) and the proposed building coverage is 1,476 square feet (10.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains two dwelling units where only one is allowed and contains 13,599 square feet of buildable upland where 20,000 square feet is required. The lot contains 20,157 square feet in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 & 9 and Sections IV.A.3.a., V.B & VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 18-024: Stephen Kuzma, owner of property located at **2 Tabitha Terrace**, also shown on the Town of Chatham's Assessors' Map 13E Block 23 Lot R16. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the expansion of an existing deck. The existing dwelling is nonconforming in that it is located 11 feet from the road where 40 feet is required, 11.5 feet from the southerly abutter and 15.2 feet from the northerly abutter where 25 feet is required. The expanded deck will be nonconforming in that it will be located 5 feet from the road where a 40 foot setback is required. The existing and proposed building coverage is 2,225 square feet (21.6%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 100 feet of frontage where 150 feet is required and contains 10,277 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 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 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

David Nixon
Chairman

The Cape Cod Chronicle
April 12 and 19, 2018

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 18 SM 002006 ORDER OF NOTICE

TO: **Timothy D. Linnell, Kathryn Linnell, a/k/a Kathryn G. Linnell**, and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 § 3901 (et seq): **TD Bank, N.A. f/k/a TD Banknorth, N.A.**, claiming to have an interest in a Mortgage covering real property in West Chatham, numbered 143 Goose Pond Road, given by Timothy D. Linnell and Kathryn Linnell, a/k/a Kathryn G. Linnell to TD Banknorth, N.A., dated May 24, 2006 and recorded in Barnstable County Registry of Deeds in Document 1,039,995, has filed with this court a complaint for determination of Defendant's Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **May 14, 2018** or you will be forever barred from claiming that you are entitled to the benefits of said Act.

Witness, Judith C. Cutler,
Chief Justice of this Court
on March 29, 2018

Attest: /s/ Deborah J. Patterson, Recorder

The Cape Cod Chronicle
April 12, 2018

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA APRIL 18, 2018

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, April 18, 2018 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held April 4, 2018

DEMOLITION:
18-039 David & Tatyana Rauscher – Application to demolish the building located at 279 Crowell Road.

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 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Dan Sylver, Chairman

The Cape Cod Chronicle
April 12, 2018

LEGAL NOTICE TOWN OF HARWICH REQUEST FOR PROPOSALS DISPOSITION OF REAL PROPERTY LEASE OF HERRING RIVER CONSERVATION AREA BOG

The Town of Harwich seeks proposals for a 5 year lease, with a 5 year renewal option, to operate, manage, and maintain their 11.5 acre Herring River Conservation Area Bog. The bog is off Depot Street in North Harwich, Map 36 Parcel M3. The property is recorded at the Barnstable County Registry of Deeds Book 8727 Pg 192, and the recorded plan is on Book 202 Pg 33. All proposals and disposition of property shall be in accordance with Chapter 30 B, Section 16.

A Request for Proposals is available at the Town Administrator's Office 732 Main Street, Harwich, MA 02645 or by calling to request them at (508) 430-7513 from 8:30 AM to 8:00 PM on Mondays, 8:30 am to 4:00 pm Tuesday through Thursday, and 8:30 am to 12:00 noon on Fridays. Proposals may be submitted until **9:00 AM on Friday, May 4, 2018** at which time all bid proposals will be publicly opened. **All proposals must be submitted in duplicate and placed in one (1) sealed envelope** clearly marked: "BID – Herring River Conservation Area Bog".

The Town Administrator's office shall facilitate the evaluation of the proposals, with staff, and shall make a recommendation to the Harwich Board of Selectmen, as the Awarding Authority.

The Town of Harwich reserves the right to reject any and all proposals when it is deemed to be in the best interest of the Town.

Christopher Clark
Town Administrator

The Cape Cod Chronicle
April 5 and 12, 2018

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA18P0228EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

**Estate of Alan T. Roberts
Date of Death: November 17, 2017.**

To all persons interested in the above captioned estate, by Petition of Petitioner Alant T. Roberts, Jr. of Westford, MA a Will has been admitted to informal probate. Alan T. Roberts, Jr. of Westford MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

The Cape Cod Chronicle
April 12, 2018

SPECIAL VOTER REGISTRATION FOR THE TOWN OF HARWICH ANNUAL TOWN MEETING - MAY 7, 2018 WILL BE HELD AT THE HARWICH TOWN HALL ON TUESDAY APRIL 17, 2018 – FROM 9:00 A.M. TO 8:00 P.M.

The Town of Harwich is scheduling the Special Voter registration to allow any eligible unregistered persons residing in Harwich additional opportunities to register. Anyone, who registers after April 17, 2018 will not be able to vote at the Annual Town Meeting and Election. Any residents of the Town of Harwich who will be 18 years old on or before May 15, 2018 are eligible to vote as United States Citizens

If you have any questions regarding your voter status please call the Town Clerks Office at 508-430-7516 ext #5

The Cape Cod Chronicle
April 12, 2018

ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, APRIL 25, 2018 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, April 25, 2018 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, April 19, 2018.

Case #2018-05

David M. Harris, through his agent and architect, D. Michael Collins has applied for a Variance to demolish and rebuild a pre-existing, non-conforming single family dwelling with an existing accessory building where the total building coverage will increase. The application is pursuant to the Code of the Town of Harwich, §325 Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §10. The property is located at 17 Neel Rd., Map 16, Parcel S6-1A in the RL Zoning District.

Case #2018-06

Mark M. J. McGowan and Sheryl A. M. Harrow, Trustees of the McGowan Family Trust, through their agent, Attorney William Crowell have applied for a Special Permit to construct an addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325- Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 6 Rabbit Run, Map 4, Parcel S1-30 in the RH-1 Zoning District.

In other business, the Board will address the following agenda items:
* Approval of minutes from the March 28, 2018 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.

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.

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](tel: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
Board of Appeals Recording Clerk

The Cape Cod Chronicle
April 5 and 12, 2018

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LEGAL ADVERTISING

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TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA MAY 1, 2018

The Chatham Historical Commission will hold a public meeting on **Tuesday, May 1, 2018 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

HEARINGS:

Application No: 18-013 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 **233 Seaview Street**, filed by: Ford & Ford Attorneys at Law, 72 Main Street, PO Box 485, West Harwich, MA 02671; for: Ronald & Ann Cami Family Trust, Ronald & Ann Cami Trustee, 3233 Jackson Street, Apt 1, San Francisco, CA 94118.

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

The Cape Cod Chronicle
April 12 and 19, 2018

**YOU CAN'T
BUY HAPPINESS
BUT YOU CAN
BUY LOCAL AND
THAT'S ALMOST
THE SAME THING**

Chamber Orchestra

Continued from Page 37

conductor friend Francis Snyder of Boston to see if it spoke to her. Since 2014 Snyder has been the composer-in-residence at the Acadia Repertory Theater in Maine. In 2016 he composed a piece to celebrate the centennial of Acadia National Park.

And Snyder's music did speak to Askew. Together, then, Scinto and Snyder read through Askew's poems and selected three which Snyder then set to music. During the performance Askew will read a poem and then the chamber orchestra will play the new composition, for a set of three poems and three compositions. "People can digest and form their own interpretations," Scinto says.

Askew is a native of Cape Cod and has worked as a writer, educator and editor. As a college student she wrote a weekly summer column for the Barnstable Patriot. In 1978 she co-edited a collection of women's poetry. Her 2016 book "On the Loose" won the First Annual Poetry Collection Competition sponsored by the Bass River Press. Poet Tony Hoagland judged the competition.

In another nod to National Poetry Month, Scinto contacted Lisa Forte-Doyle in the English department at Monomoy Regional High School. Coincidentally, Forte-Doyle had studied classical voice before studying for a degree in English. She and her class just finished writing a book, and the poetry from that book will be enlarged and displayed on poster boards in the church's sanctuary during the concert.

"I'm really impressed with the student work," Scinto says. "I hope it will bring in younger people."

In addition to Snyder's original compositions, the inaugural program will feature Claude Debussy's "Prelude to the Afternoon of a Faun," Sir Edward Elgar's "Chanson de Nuit and Chanson de Matin" and Edvard Grieg's "Holberg Suite." Cuban-American mezzo-

soprano Zaray Rodriguez will perform Gustav Mahler's "Songs of a Wayfarer."

This spring Rodriguez will be featured in the Boston University Opera Institute's performance as Florence Pike in "Albert Herring," and Genevieve in "Pelleas et Melisande." She will return to the Aspen Music Festival this summer.

Scinto hopes the varied program will attract both those who have never heard an orchestra perform and seasoned music lovers. He is happy that his first concert includes music from both old and new composers and celebrates poetry, creativity and art on Cape Cod. He plans further events in the fall.

The Cape Cod Chamber Orchestra's debut performance will be on Sunday, April 15 at 3 p.m. at the Pilgrim Congregational Church in Harwich Port. General admission tickets are \$25 if purchased before April 15 or \$30 at the door. Students are \$15 and those under 12 are free. Tickets can be purchased online at capecodchamberorchestra.org, by calling 508-432-1668 or at the door with cash or credit.

And on Saturday, April 28 at 12:30 p.m., as a part of Massachusetts ArtWeek, Scinto will perform for one hour with a string quartet during the open house at the Harwich Cultural Center. A brief question and answer session will precede the performance which is free of charge.

DETAILS:

**The Cape Cod Chamber Orchestra
At Pilgrim Congregational Church, Harwich Port
Sunday, April 15, 3 p.m.
Tickets and information:
capecodchamberorchestra.org
508-432-1668**

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BUSINESS 450

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Y/R/B

COMMERCIAL SPACE AVAILABLE centrally located in Chatham. Please contact for details 508-945-5350.

Y/R/B

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Y/R/B

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Y/R/B

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4/12/18

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5/10/18

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8/9/18

MISC. SERVICES 592

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Y/R/F

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