

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 Elphamets 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

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 April 25, 2018** 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 **Request for Determination of Applicability: 93 Pine Knoll Ave, Scott Ridley**: Proposed upgrade of existing septic system to Title V compliant system at 93 Pine Knoll Ave, Assessors Map 6C parcel S65.

The following applicants **have filed Requests to Amend Existing Orders of Conditions: 364 Bridge Street, William Irvine, SE 10-3089**: Request to amend existing Order of Conditions under SE 10-3089 to include proposed relocation of generator, A/c units and outdoor shower; elimination of two retaining walls, replace old driveway with asphalt and change stairway configuration & add three new sono tubes at 364 Bridge St, Assessors Map 16b parcel 12.

19 Dew Drive, William & Diane Dietrich, SE 10 3241: Request to amend existing Order of Conditions under SE 10-3241 to include deck re-location & expansion, relocation of screened porch and construction of retaining wall at 19 dew Drive Assessors Map 6D parcel 14

The following applicants have filed **Notices of Intent: 110 Old Salt Works Road, Goodrich Chatham Realty Trust, c/o Polhemus Savery DaSilva Architects/Builders, SE 10- :** Proposed replacement of existing house and associated site improvements at 110 Old Salt Works Road, Assessors Map 13M parcel C25.

46 Tobey Turtle Road, Robert N Sanders, SE 10: Proposed raising of existing dwelling and placement of same on new foundation; re-construction and expansion of existing deck at 46 Tobey Turtle Road, Assessors Map 3B parcel B30.

647 Riverview Drive, Mark & Mary Beth Smrtic, SE 10: Proposed installation of stone steps in an existing path; Pruning for vista at 647 Riverview Drive, Assessors Map 8K parcel C52.

11 Stage Neck Rd(formerly 14 Battlefield Rd), Sears Point Development, Dan Russell-applicant, Battlefield Road Realty Trust , Daniel & Patricia DeMarco, Tr -owner, SE 10: Proposed re-routing roadway drainage within Buffer Zone to Bordering vegetated Wetland at 11 Stage Neck Road (formerly 14 Battlefield Road), assessors Map 11B parcel 6.

27 Elphamet's Lane, Deborah A Stewart & James B Mintz, SE 10- : Proposed removal of building addition; construction of second story deck at 27 Elphamet's Lane, Assessors Map 16C parcel 7E.

51 Thayer Lane, Harold Gershman Trust, Harold Gershman, Tr & Kathleen Gershman Trust, Kathleen Gershman, Tr, SE 10: Proposed raising existing dwelling onto new pier foundation; relocation of accessory building; reconstruction of garage and deck expansion at 51 Thayer Lane, Assessors Map 16G parcel K3.

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
April 19, 2018

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD APRIL 24, 2018 • 6:00 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.

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: March 27, 2018

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:
Hunter Rise/Eastward Homes Business Trust/Partial release of Covenant

82 Enterprise Drive/Hilbert/Norcross/Re-Endorse Statement of Conditions/Release Statement of Conditions

LONG RANGE PLANNING EFFORTS:
Discussion with Dr. Bob Duncanson regarding the Town's infrastructure capacity

Accessory Dwelling Unit (ADU) Proposed Bylaw – Discuss possible revisions to the draft bylaw

OTHER BUSINESS:
Public Comments
Chairman's Comments

PUBLIC COMMENT: The public can speak to any current or future issue relevant to the normal business of the Planning Board.

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
April 19, 2018

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

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

