

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, October 26, 2017**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-087: Joseph and Denise Bourassa, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **200 & 202 Cockle Cove Road**, also shown on the Town of Chatham's Assessors' Map 5C Block 37 Lot T11. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of one of the existing dwellings and construction of a new dwelling. The existing dwelling is nonconforming in that it is located approximately 20 feet within Coastal Conservancy District (top of bank). The proposed dwelling will be nonconforming in that it will be located approximately 6 feet within Coastal Conservancy District (top of bank) where a 50 foot setback is required. The existing building coverage is 1,275 square feet (10.5%) and proposed building coverage is 1,846 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains two single family dwellings where one is allowed, and contains 12,307 square feet of buildable upland where 20,000 square feet is required. The lot contains 22,178 square feet 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. 17-088: Edward and Lisa Gillott, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **49 Potonumecot Road**, also shown on the Town of Chatham's Assessors' Map 8K Block 46 Lot C152. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition. The existing dwelling is nonconforming in that it is located 21.6 feet from the northwesterly abutter. The proposed addition will be nonconforming in that it will be located 18.1 feet from the northwesterly abutter where 25 feet is required. The existing building coverage is 1,344 square feet (6.2%) and proposed building coverage is 1,813 square feet (8.3%) where 2,850 square feet is the maximum allowed. The lot is nonconforming in that it contains 21,762 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. 17-089: Eastward MBT, LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **Lot 21 Hydrangea Lane**, also shown on the Town of Chatham's Assessors' Map 13F Block 29 Lot H18. The Applicant seeks to modify Special Permit No. 16-081 granted on November 3, 2016, to make alterations to the retaining wall listed in Condition No. 2. Also proposed is the construction of an accessory structure (swimming pool). The lot contains 18,970 square feet where 10,000 square feet is required in a GB3 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 14 and Section V.B. of the Chatham Protective Bylaw.**

Application No. 17-090: Thomas and Robin Keuneke, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **218 Woodland Way**, also shown on the Town of Chatham's Assessors' Map 11K Block 24 Lot HC92. The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the construction of additions. The proposed additions will comply with the all bulk and dimensional requirements of the Bylaw, but are considered a substantial alteration and under the Second Except Clause of Section 6 of M.G.L. Chapter 40A, such substantial alteration requires the grant of a Special Permit. The existing building coverage is 2,240 square feet and the proposed building coverage is 2,938 square feet where 2,950 square feet is the maximum allowed. The lot is nonconforming in that it contains 11,966 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 Protective Bylaw.**

Application No. 17-038: Thirty-Eight Briggs Way Nominee Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **38 Briggs Way**, also shown on the Town of Chatham's Assessors' Map 17D Block 5 Lot B1. The Applicant seeks to construct an elevated stairway, a 4 foot by 75 foot seasonal pier and a 12 foot by 20 foot float in a Coastal Conservancy District (Chatham Harbor). The lot contains 43,558 square feet of buildable upland in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section IV.A.3.a. and IV.A.6.c. of the Protective Bylaw. Continued from June 8, 2017, July 13, 2017, August 24, 2017 and September 28, 2017.**

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.mytown-government.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

David Nixon
Chairman

The Cape Cod Chronicle
Oct. 12 and 19, 2017

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA OCTOBER 18, 2017

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, October 18, 2017 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held October 4, 2017

SIGNS:
17-075 Chatham Conservation Foundation/c/o Charles Murphy – Application to install a ground sign located 540 Main Street.

ADDITION/ALTERATION:
17-073 Demetrios Tserpes – Application to renovate the facade of the structure located at 75 Old Harbor Road.

17-074 Demetrios Tserpes – Application to install a garden shed located at 178 Depot Road.

17-076 Chatham Wayside Inn/c/o David Oppenheim – Application to replace 9 existing windows with Anderson double hung windows located 512 Main Street.

17-077 The Chatham Barn LLC/c/o Vath & Higgins Builders – Application to enclose the existing entrance located at 195 Crowell Road.

17-079 Gustare Oils & Vinegars/c/o David Ferraresi – Application to install an exterior awning located at 461 Main Street.

NEW CONSTRUCTION:
17-078 Eastward Companies – Application to construct a single-family dwelling, perform associated site work and landscaping, and relocate and extend the retaining wall located 20 Hydrangea Lane.

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.mytown-government.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Daniel A. Sylvester,
Chairman

The Cape Cod Chronicle
Oct. 12, 2017

THE TOWN OF CHATHAM INVITES YOU TO A PUBLIC INFORMATION MEETING FOR THE CROWELL ROAD INTERSECTION IMPROVEMENT PROJECT MONDAY, OCTOBER 16, 2017

**OPEN HOUSE: 4:00 P.M.
PUBLIC INFORMATION MEETING: 5:00 P.M.
LARGE MEETING ROOM - TOWN HALL ANNEX
261 GEORGE RYDER ROAD**

The purpose of this meeting is to offer abutters, residents, local business owners, and other interested parties with an opportunity to become fully acquainted with the Town's proposed improvements at the intersection of Crowell Road, Queen Anne Road, and Route 28. An open house will begin the meeting at 4:00 p.m. Attendees will have the opportunity to view plans, visualizations, and options for proposed changes at Crowell Road which have been posted in Chatham Town Buildings and ask questions of the Town's engineering consultants. This will be followed by a public information meeting presenting the options and a question-and-answer session facilitated by Town and consultant staff.

The open house and public information meeting are in keeping with the Board of Selectmen's direction at their August 15, 2017 meeting regarding this project. At the August session, the Board also inaugurated a 60-day comment period regarding the presented options for the improvement of the Crowell Road intersection. As the 60-day period selected by the Board would close on Sunday, October 15, 2017 and due to scheduling of this meeting, the comment period will now be extended to **Friday, October 20, 2017, at 4:00 p.m.**

To be added to the project email list, please contact Nathaniel Curtis, Manager of Public Involvement at 617-348-3336 or ncabral-curtis@hshassoc.com. The Town Hall Annex is accessible to all.

➤ Please share this notice with others who may be interested in the project. For more information, we invite you to visit <http://www.chathamcrowellroad.info> or contact Terry Whalen (twhalen@chatham-ma.gov).

The Cape Cod Chronicle
Oct. 12, 2017

HARWICH GOLF COMMITTEE NOTICE OF PUBLIC HEARING

The Harwich Golf Committee will hold a public hearing to solicit public comment on golf fees for Cranberry Valley Golf Course for the 2018-2019 season. The hearing will be held on Tuesday October 24, 2017, at 4:00pm in the Griffin Room at Harwich Town Hall (732 Main Street).

Clem Smith
Chairman
Harwich Golf Committee

The Cape Cod Chronicle
Oct. 12 and 19, 2017

ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, OCTOBER 25, 2017 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, October 25, 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, October 19, 2017.

Case #2017-18 (RESCHEDULED TO 10/25/2017) Jeffrey Rego and Joseph H. Rego III through their agent, Attorney Charles M. Sabatt seek a decision of the Board overturning the Building Commissioner's denial of a request for enforcement under MGL Chapter 40A §7. Applicants contend that the operation of "sand pit" is prohibited under §325 Table 1—Use Regulations and/or requires a permit under §325-102 and that travel to access the subject pit over a private way, a portion of which crosses the Applicants' property, is an unlawful extension of an unpermitted industrial and commercial use into a residential zoning district in violation of Massachusetts Case Law. The property is located off of Jay Z Drive, Assessor's Map MISC, Parcel 4054001 in the RR Zoning District.

Case #2017-19 (CONTINUED to 10/25/17) Clifford A. Daluze, John Z. Daluze, Jr. and Margaret Weigand through their agent, Attorney Frank J. Shealey are appealing a Cease and Desist Order issued by the Building Commissioner on 5/23/17 to halt "any and all commercial activity" at a "sandpit" located off Jay Z Drive until Applicants obtain "appropriate zoning relief" and an Operations Permit from the Harwich Planning Board. Applicants claim they have a "pre-existing, non-conforming status" under MGL Chapter 40A §6 and §325-26 of the Harwich Zoning By-Laws. The property is located off of Jay Z Drive, Assessor's Map MISC, Parcel 4054001 in the RR Zoning District.

Case # 2017-27 (CONTINUED to 10/25/17) Joseph G. DeStefano and Sarah DeStefano through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative, a Variance to demolish and replace a single family dwelling. The application is pursuant to the Code of the Town of Harwich §325-54.A and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 and §10. The property is located at 36 Northern Avenue, Map 6, Parcel E5-13-2 in the RH-1 Zoning District.

Case # 2017-30 David W. Grainger and Evelyn J. Grainger through their agent, Attorney James Stinson have applied for a Special Permit to demolish and replace a pre-existing non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325-54.A and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 21 Uncle Venies Road, Map 17, Parcel R1 in the RM Zoning District.

Case # 2017-31 Damien and Cyndi Teixeira have applied for a Variance for a new dwelling built to a height of over 30'. 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 2 Fish & Game Drive, Map 77, Parcel C15 in the RR Zoning District.

Case # 2017-32 Steven A. and Joanne E. Churchill through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative, a Variance to demolish and replace 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 and §10. The property is located at 17 Shore Drive, Map 78, Parcel B15 in the RR Zoning District.

Case # 2017-33 Stephen Trowbridge through his agent, Attorney Andrew Singer has applied for a Special Permit to change, alter and extend a pre-existing non-conforming single family dwelling by constructing an 18' x 22' addition and porch. The application is pursuant to the Code of the Town of Harwich §325-54 as set forth in MGL Chapter 40A §6. The property is located at 18 Bay View Road, Map 14, Parcel X1 & X17 in the RL Zoning District.

In other business, the Board will address the following agenda items:
* Approval of minutes from the September 27, 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. 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
Oct. 5 and 12, 2017

CLASSIFIEDS

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Publisher (Name and complete mailing address):
Henry C. Hyora - 60-C Munson Meeting Way, Chatham, Barnstable County, MA 02633
Editor (Name and complete mailing address):
Timothy J. Wood - 60-C Munson Meeting Way, Chatham, Barnstable County, MA 02633
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Full Name	Complete Mailing Address
Hyora Publications, Inc.	60-C Munson Meeting Way, Chatham, Barnstable County, MA 02633
Henry & Karyn Hyora	60-C Munson Meeting Way, Chatham, Barnstable County, MA 02633

11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages, or Other Securities. If none, check box None

12. Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one)
 The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes:
 Has Not Changed During Preceding 12 Months
 Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement)

PS Form 3526, July 2014 (Page 1 of 4 (see instructions page 4)) PSN: 7530-01-000-9931 **PRIVACY NOTICE:** See our privacy policy on www.usps.com.

LEGAL ADVERTISING

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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, October 18, 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 applicant has filed a **Request for Determination of Applicability:**

Keith & Sandy Gollenberg, 317 Lower County Road, Map 12 Parcel Y2-5. Proposed work to construct an addition and update the existing house's foundation to meet current floodplain requirements. The adjacent landscaping is grass lawn and stone and paved driveway areas. There is no proposed increase to the sewage design flow of the property. The existing septic system installed is to be retained.

Virginia Chamberlain, 87 Route 28, Map 10 Parcel W-3. The proposed lifting of the existing dwelling and installation of a new foundation. Work will take place in Flood Zone AE (EI 11).

Aquacultural Research Corp., 11 Harbor Way, Map 1, Parcel H3. Proposed installation of a land based upweller operation within existing building. (Continued from August 16, 2017)

Lance Solimini, 24 Ships Haven Road, Map 12, Parcel X1-13. Proposal to construct an enclosed porch at the location of existing deck.

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

Mark McKenney, 44 Smith Street, Map 19, Parcel A5. Proposal to construct a metal out-building accessory to an existing single family dwelling.

Steven & Joanne Churchill, 17 Shore Drive, Map 78 Parcel B15. Remove existing house and construct new 34'x34' house with 14' x 34' deck. Retain existing septic system.

You may contact the Conservation office at 508-430-7538 for further information.

Bradford Chase,
Chairman

The Cape Cod Chronicle
Oct. 12, 2017

13. Publication Title: **Cape Cod Chronicle**

14. Issue Date for Circulation Data Below: **10/12/17**

15. Extent and Nature of Circulation

	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Total Number of Copies (Net press run)	7715	7452
b. Paid Circulation (By Mail and Outside the Mail)		
(1) Mailed Outside-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	2004	1901
(2) Mailed In-County Paid Subscriptions Stated on PS Form 3541 (Include paid distribution above nominal rate, advertiser's proof copies, and exchange copies)	3533	3297
(3) Paid Distribution Outside the Mails Including Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Paid Distribution Outside USPS®	1791	1812
(4) Paid Distribution by Other Classes of Mail Through the USPS (e.g., First-Class Mail®)	9	8
c. Total Paid Distribution (Sum of 15b (1), (2), (3), and (4))	7337	7018
d. Free or Nominal Rate Distribution (By Mail and Outside the Mail)		
(1) Free or Nominal Rate Outside-County Copies Included on PS Form 3541	42	55
(2) Free or Nominal Rate In-County Copies Included on PS Form 3541	126	120
(3) Free or Nominal Rate Copies Mailed at Other Classes Through the USPS (e.g., First-Class Mail)	6	4
(4) Free or Nominal Rate Distribution Outside the Mail (Carriers or other means)	2	0
e. Total Free or Nominal Rate Distribution (Sum of 15d (1), (2), (3) and (4))	176	179
f. Total Distribution (Sum of 15c and 15e)	7513	7197
g. Copies not Distributed (See Instructions to Publishers #4 (page #3))	202	255
h. Total (Sum of 15f and g)	7715	7452
i. Percent Paid (15c divided by 15f times 100)	96	98

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16. Electronic Copy Circulation

	Average No. Copies Each Issue During Preceding 12 Months	No. Copies of Single Issue Published Nearest to Filing Date
a. Paid Electronic Copies	325	406
b. Total Paid Print Copies (Line 15c) + Paid Electronic Copies (Line 16a)	7662	7424
c. Total Print Distribution (Line 15f) + Paid Electronic Copies (Line 16a)	7987	7830
d. Percent Paid (Both Print & Electronic Copies) (16b divided by 16c x 100)	96	95

certify that 50% of all my distributed copies (electronic and print) are paid above a nominal price.

17. Publication of Statement of Ownership
 If the publication is a general publication, publication of this statement is required. Will be printed in the **10/12/17** issue of this publication. Publication not required.

18. Signature and Title of Editor, Publisher, Business Manager, or Owner
Hank Hyora Publisher
 Date: 10/12/17

I certify that all information furnished on this form is true and complete. I understand that anyone who furnishes false or misleading information on this form or who omits material or information requested on the form may be subject to criminal sanctions (including fines and imprisonment) and/or civil sanctions (including civil penalties).

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