

## 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 Cackle 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](http://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 ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 2, 2017**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**Application No. 17-091: Three Ninety-Four Stony Hill Trust**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of the property located at **394 Stony Hill Road**, also shown on the Town of Chatham's Assessors' Map 15I Block 21 Lot E2. The Applicant seeks a Variance under Section VIII.D.2.c. from the requirements of Appendix II, to allow an accessory structure (garage) to be located 6.6 feet from the southerly abutter where a 25 foot setback is required. The lot contains 28,480 square feet 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. 17-092: Richard A. and Maureen M. Carlson**, owners of property located at **129 Hardings Beach Road**, also shown on the Town of Chatham's Assessors' Map 9C Block 37 Lot 10. The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The proposed dwelling will comply with the all bulk and dimensional requirements of the Bylaw, but is 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 885 square feet (4.8%) and the proposed building coverage is 2,026 square feet (11.1%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 18,292 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. 17-082: Frank and Susan Pinto**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **171 Queen Anne Road**, also shown on the Town of Chatham's Assessors' Map 14E Block 16 Lot 12. On Remand from the Massachusetts Superior Court, the Applicants seek consideration of the revised plans. On September 10, 2015, the Applicants were granted **Special Permit No. 15-038** which allowed the Applicants to construct an addition to the existing dwelling. The Applicant seeks to modify Special Permit No. 15-038, or in the alternative seeks a new Special Permit via the demolition of the existing dwelling and construction of a new dwelling. The existing dwelling is nonconforming in that it has an easterly abutter's setback of 23.4 feet and is setback 33.2 feet from the road. The proposed dwelling will be nonconforming in that it will be located 24.7 feet from the easterly abutter where 25 feet is required and will be setback 33.7 feet from the road where 40 feet is required. The existing building coverage is 1,139 square feet (10.19%) and the proposed dwelling will have a building coverage of 1,677 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 78.97 feet of frontage where 150 feet is required and contains a total of 13,566 square feet of which 11,180 square feet is registered residential land 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. Continued from October 12, 2017 for re-advertising.**

**Application No. 17-093: John and Sandra O'Brien**, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **12 Pepper Lane**, also shown on the Town of Chatham's Assessors' Map 15E Block 41 Lot D8. 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 12 feet from the road where 25 feet is required, is located 8.1 feet from the westerly abutter and 10.2 feet from the southerly abutter where 15 feet is required. The proposed addition will be nonconforming in that it will be setback 14.8 feet from the westerly abutter where 15 feet is required. The existing building coverage (approved under Special Permit No. 17-036) is 965 square feet (23.3%) and the proposed building coverage is 1,121 square feet (27.1%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 4,140 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. 17-094: Joseph Fitzback**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **1082 Orleans Road**, also shown on the Town of Chatham's Assessors' Map 10K Block 22 Lot A1. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions and a deck. The existing dwelling is nonconforming in that it is located 19.2 feet from the road where 40 feet is required, 19 feet from the easterly abutter and 12.5 feet from the northerly abutter where 25 feet is required. The proposed deck will be nonconforming in that it will be setback 10.1 feet from the easterly abutter. The proposed dormer addition will be nonconforming in that it will be located 19.6 feet from the northerly abutter. The proposed addition at the center of the structure will comply with the setback requirements of the Bylaw. The existing building coverage is 3,170 square feet (19.9%) and the proposed building coverage is 3,301 square feet (20.7%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,961 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.**

**Application No. 17-098: Robert and Elizabeth Crowell**, owners of property located at **243 Crowell Road**, are appealing the Building Commissioner's issuance of a Building Permit for **221 Crowell Road**, owned by the Town of Chatham, also shown on the Town of Chatham's Assessors' Map 13G Block 0 Lot 13. The Applicants are appealing the issuance of a building permit (No. 17-648) for the construction of a GPS antenna pole as aggrieved parties under **M.G.L. Chapter 40A Section 8 and Section VIII.D.2.a. 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.mytown-government.org/02633](http://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. 19 and 26, 2017

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

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

**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.**

### HEARINGS:

**Application No: 17-018** 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 **52 Homestead Lane**, filed William F. Riley, Esq., PO Box 707, Chatham, MA 02633; for David Chu & Linda Tosi, 3729 Harrison Street, NW, Washington, DC 20015

**Application No: 17-019** 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 **3 Ocean View Terrace**; filed Vath & Higgins Builders, 94A Commerce Park So., So. Chatham, MA 02659; for Matthew Elio; 18 Prospect Street, Hingham, MA 02043.

**Application No: 17-020** 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 **125 Seaview Street**; filed Minglewood Homes; 1281 Main Street, Chatham, MA 02633 for Keith Figlioli; 4 No Gateway, Winchester, MA 01890-3932

**Application No: 17-021** 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 **1340 Main Street**; filed Mark R. Zibrat; 63 Crowell Road Chatham, MA 02633 for Robert C. & Tracie Yindra, 137 Main Street #105, Newport, VT 05462

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  
October 19 and 26, 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 October 25, 2017** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicants have filed **Requests for Determination of Applicability: 68 Uncle Albert's Drive, Charles Murphy & Kathleen Motz**: Proposed removal of existing deck; proposed construction of new deck on south side of dwelling at 68 Uncle Albert's Drive, Assessors Map 11E parcel 13.

The following applicant has filed an **Amendment to Existing Order of Conditions: 58 Whistler Lane, Whistler Lane Nominee Trust, SE 10-3123**: Proposed construction of beach access stairs over an existing rock revetment at 58 Whistler Lane, Assessors Map 16J parcel LC1.

The Following applicants have filed **Notices of Intent: 306 Hardings Beach Road, Bellevue Nominee Trust, Gary Seufert, Trustee- applicant, Mayabel Properties LLC, Jonathan Leibner-owner, SE 10- :** Proposed on-going maintenance of existing views under SE 10-2427 at 306 Hardings Beach Road, Assessors Map 8B parcel 10.

**33 Champlain Road, William Marsh, SE 10-:** Proposed Management /removal of invasive plants throughout coastal bank; proposed restoration of ground cover layer and native understory/shrub layer, Assessors Map 13A parcel H19.

**73 Kent Road, Joan Reigeluth Van Nest 2005 Trust, Joan Reigeluth Van Nest & John M Cornish, Trustees, SE 10-3228:** Proposed construction of timber bulkhead for coastal stabilization at 73 Kent Road, Assessors Map 12J parcel G4.

**25 Monomoy Circle, Georgianna W Oliver, SE 10:** Proposed pool, patio and site improvements at 25 Monomoy Circle, Assessors Map 12B parcel D2.

**151 Mill Creek Road, Michael & Ferne Pasternak, SE 10-:** Proposed re-construction of a shed at 151 Mill Creek Road, Assessors Map 4C parcel L8.

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  
Oct. 19, 2017

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## Love Letters Benefits HJT Education And Scholarship Programs

NORTH CHATHAM---On Sunday, Oct. 22 at 4 p.m. there will be a special performance of "Love Letters" by A.R. Gurney to benefit the Harwich Jr. Theatre (CCTC) scholarship fund. The performance, starring Lou Maloof and Nina Schuessler will be followed by a soiree with savory and sweet treats and fine wines. 100 percent of proceeds will go directly to students with financial need who wish to enroll in classes at the theater. This event takes place at The Maloof Residence, 29 Court St., North Chatham. Reservations may be made by calling 508-945-5446. Tickets \$75.

## Vocal Ensemble Presents All Hallow's Eve

CHATHAM---Skylark Vocal Ensemble ("Skylark"), a greater-Boston based professional vocal ensemble, will perform an All Hallow's Eve concert on Monday, Oct. 30 at St. Christopher's Episcopal Church in Chatham.

The ensemble opens its 2017-18 concert season with this dramatic evening of music for Halloween. Storyteller Sarah Walker will return to join Skylark as the group presents spooky stories the season paired with evocative musical offerings. Skylark will share imaginative musical realizations of classic tales, including "The Highwayman" by Alfred Noyes and the Washington Irving classic "The Legend of Sleepy Hollow." The concert will feature diverse compositions by Vaughan Williams, Elgar, Ravel, Mendelssohn, Rutter, and more. Playing a central role in the storytelling will be Einojuhani Rautavaara's stunning Suite de Lorca.

All Hallow's Eve marks the opening of Skylark's second full subscription series in the Greater Boston area. Skylark is pleased this season to add Chatham as a new core community, and to continue its involvement in communities on the North Shore and the West of Boston.

Tickets: \$30 general admission / \$10 students and music educators at <http://www.skylarkensemble.org/all-hallows-eve.html>. Skylark Vocal Ensemble: [www.skylarkensemble.org](http://www.skylarkensemble.org).

## Lifetime Learning Program Continues

ORLEANS--Two new courses start Monday at the Lifetime Learning Program sponsored by the Friends of Snow Library.

"Modern Composers of Classical Music," begins Monday, Oct. 23, 10:30 a.m. T. Joseph Marchio, assistant director of the Cape Symphony Orchestra, returns to Snow Library for four classes on modern composers. This week's topic is Aaron Copeland, composer of "Appalachian Spring," "Billy the Kid" and "Fanfare for the Common Man."

"America and Russia in The Cold War and After," start Monday, Oct. 23, 1:30 p.m. Richard S. Stewart examines the history of The Cold War.

Registration is ongoing. Suggested donation is \$10 per course. Brochures and Registration Forms are available at Snow Library, several area libraries, and on the Friends website, [www.friendsofsnowlibrary.org](http://www.friendsofsnowlibrary.org).

## Open House At Media Center

DENNIS PORT - Does your community have a story? Come learn new techniques in digital storytelling with the Cape Cod Community Media Center crew as they celebrate Community Media Day and their Fall Open House on Friday, Oct. 20 from 11 a.m. to 5 p.m.

This is a free family friendly event. Workshops will begin at 11 a.m.. Facility tours are available starting at 9:30 a.m. The full schedule of workshops is available at [CapeMedia.org](http://CapeMedia.org).

## Women's Club Holds Game Day

CHATHAM - The Women's Club of Chatham will hold its annual Game Day on Thursday, Oct. 26 at the community center. The event, open to everyone, runs from noon to 3 p.m.

Those interested can sign up either as a group or individually to play bridge, mahjong, canasta or any other board or card game. Chatham Village Market is catering the lunch, which includes quiche, fruit, assorted breads, cookies and candy.

Tickets are \$20 apiece or \$80 for a group of four, and checks can be sent to The Women's Club of Chatham, P.O. Box 463, Chatham, MA 02633. Proceeds from the event will go to support grants and scholarships awarded by The Women's Club of Chatham and Harwich organizations. For further information, call Rosanne Geylin at 508-945-3310.

## LEGAL ADVERTISING

Continued from Page 45

INFORMAL PROBATE  
PUBLICATION NOTICE  
BA17P1614EA DOCKET NO.  
COMMONWEALTH OF MASSACHUSETTS  
THE TRIAL COURT  
PROBATE AND FAMILY COURT  
BARNSTABLE DIVISION

Estate of: John Vincent Payson  
Also Known As: John V. Payson, John Vytant Pasukonis  
Date of Death: September 5, 2017

To all persons interested in the above captioned estate, by Petition of Petitioner Jonathan M. Payson of Manchester, MA a Will has been admitted to informal probate. Jonathan M. Payson of Manchester, 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 to 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.

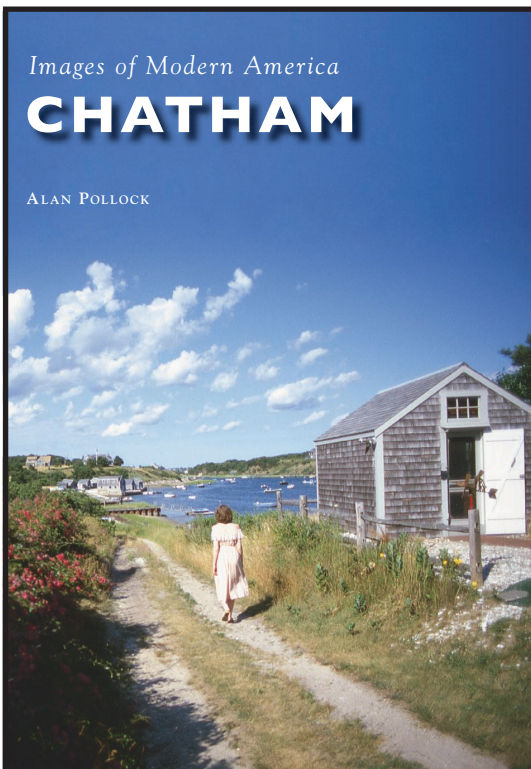
The Cape Cod Chronicle  
Oct. 19, 2017

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



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<b>CEDAR SHINGLE SIDING AND/OR</b> remove and replace rotted trim, ceramic tile work (back-splash, floors), high quality and reasonable rate. - Call Bill at 508-308-5737. All calls returned. 11/16/17	<b>HOME REPAIRS &amp; MAINTENANCE 574</b>	<b>SEAVIEW GLASS &amp; MIRROR</b> Showers, Windows, Mirrors. Call 774-212-3572. Y/R/F	<b>PLAYS IN DIRT</b> Summer clean-ups, bulb planting, garden design, installation and maintenance. Complete lawn and garden care. Seaside Country Gardens. 508-246-0487. Y/R/F	<b>OVERWHELMED BY CLUTTER? ORGANIZE YOUR LIFE!</b> You'll love our caring and respectful manner as we help you lose the clutter. Give us a call to make your home the beautiful oasis it was meant to be. Call Robin Litwin, 617-947-3966, cell. References available. Y/R/F	<b>MARK BOOTH</b> Established since 1984. Certified. Licensed. Over 100 local references. Master quality. 508-760-5482. Y/R/B
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