

**TOWN OF CHATHAM
ZONING BOARD OF APPEALS
LEGAL NOTICE**

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 16, 2017**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-095: David Chu and Laura Tosi, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **52 Homestead Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 3 Lot 16. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and construction of a new dwelling. The existing dwelling is nonconforming in that it is located 7.4 feet from the northerly abutter and 4.3 feet from the southerly abutter. The proposed dwelling will be nonconforming in that it will be located 7.5 feet from the northerly abutter and 2.4 feet from the southerly abutter where 15 feet is required. The existing building coverage is 704 square feet (18.4%) and the proposed building coverage is 1,100 square feet (28.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 3,820 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. 17-096: Ferne M. Pasternak Qualified Personal Residence Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **151 Mill Creek Road**, also shown on the Town of Chatham's Assessors' Map 4C Block 8 Lot L8. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure (shed) on a nonconforming lot via the demolition of the existing shed and construction of a new shed. The existing shed is nonconforming in that it encroaches over the southeasterly abutters property line and 45 feet from the Coastal Conservancy District (top of bank). The proposed shed will be nonconforming in that it will be setback .5 feet from the southeasterly abutter where 15 feet is required and will be 42 feet Coastal Conservancy District where 50 feet is required. The existing building coverage is 1,879 square feet (18.5%) and the proposed building coverage is 1,964 square feet (19.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,162 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. 17-099: Stipulate Productions, Inc., c/o Jeremy M. Carter, Esq., 270 Winter Street, Hyannis, MA 02601, owner of the property located at **37 Youngs Road**, also shown on the Town of Chatham's Assessors' Map 9D Block 27B Lot M3. The Applicant seeks a Variance under Section VIII.D.2.c. from the requirements of Appendix II and Section III.D.3.a. that a lot have 20,000 square feet in the R20 Zoning District in order to be buildable. The property is improved with a single family dwelling that due to an error in the deed was constructed over an abutters property line. A land swap is proposed which would bring the dwelling into compliance with setback requirements however the property will remain undersized for the zoning district. The lot contains 17,416 square feet where 20,000 square feet is required in the R20 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. 17-100: Christopher and Margaret Livingstone, c/o Jim Gronski, PO Box 167, West Chatham, MA 02669 owner of property located at **15 Aunt Zilpa's Road**, also shown on the Town of Chatham's Assessors' Map 8E Block 19 Lot E25. The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the construction of an addition. The proposed addition will comply with 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 872 square feet (10.6%) and the proposed building coverage is 1,091 square feet (13.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 8,211 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 Sections V.B. and VIII.D.2.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.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
Nov. 2 and 9, 2017

**TOWN OF CHATHAM
BOARD OF SELECTMEN
PUBLIC HEARING NOTICE**

Notice is hereby given that the Chatham Board of Selectmen will hold a public hearing on Tuesday, November 7, 2017 at 5:00 pm in the Large Meeting Room at the Town Hall Annex, 261 George Ryder Road to consider changes to the Board of Selectmen's Local Alcoholic Beverage Licensing Rules and Regulations.

All interested parties are encouraged to attend.

Cory J. Metters, Chairman
Dean P. Nicastro, Vice Chairman
Shareen Davis, Clerk
Jeffrey S. Dykens, Selectman
Amanda V. Love, Selectman
Board of Selectmen

The Cape Cod Chronicle
Nov. 2, 2017

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
ORDER OF NOTICE
17 SM 005357**

TO: John A. Ericson and Deborah P. Lamotte and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et se.q.) PNC BANK, NATIONAL ASSOCIATION, S/B/M/T NATIONAL CITY BANK claiming to have an interest in a Mortgage covering real property in North Chatham, numbered 722 Crowell Road, given by John A. Ericson and Deborah P. Lamotte to National City Bank, dated January 8, 2007, and recorded or filed in in Barnstable County Registry of Deeds, Registered Land Division, in Certificate of Title Number 180431, Document Number 1,053,826, has filed with this court a complaint for determination of Defendants' 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 Nov. 27, 2017** 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
Oct. 12, 2017
A TRUE COPY ATTEST:
Attest:
Deborah J. Patterson Recorder

The Cape Cod Chronicle
Nov. 2, 2017

**INVITATION FOR BIDS
TOWN OF HARWICH
PET CEMETERY WALKWAY**

The Town of Harwich is accepting sealed bids for the installation of up to 836 linear feet of five foot wide stamped reinforced concrete walkway at the proposed Pet Cemetery, 276 Queen Anne Road in Harwich.

Information, bid specifications and general bid forms may be obtained from the office of the Town Administrator, 732 Main Street, Harwich, Ma 02645 (508) 430-7513. Sealed bids clearly marked "Pet Cemetery Walkway" will be accepted in that office until 2:00 p.m. on Thursday, November 16, 2017, at which time they will be publicly opened and read.

Bid security in the form of a bid bond, certified check, treasurer's or cashier's check, payable to the Town of Harwich, is required in a dollar amount of five (5%) percent of the bid amount.

The instructions to bidders, Form of General Bid, Contract, Plans, Specifications, and other Contract Documents may be examined, obtained or mailed from the Town Administrator's Office from 8:30A.M. to 8:00 P.M. Monday, 8:30am to 4:00pm Tuesday through Thursday, and 8:30am to 12:00 noon Friday. To request mailing, call (508) 430-7513.

All bids for this project are subject to applicable bidding laws of Massachusetts, including General law Chapter 30, Section 39M as amended. Wage rates are subject to the minimum wage rates as per M.G.L. Chapter 149, Section 26 to 270 inclusive.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of thirty days, Saturdays and Sundays and Legal Holidays excluded, after the opening of the bids. The Town of Harwich through its Board of Selectmen reserves the right to waive any informality and to reject any or all bids if it is in the best interest of the Town of Harwich to do so.

Christopher Clark
Town Administrator

The Cape Cod Chronicle
Nov. 2, 2017

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
NOVEMBER 21, 2017**

The Chatham Historical Commission will hold a public meeting on **Tuesday, November 21, 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: 17-022 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 **568 Shore Road**, filed by: Abigail Chapman c/o Cape Associates, 782 Main Street, Chatham, MA 02633; for: The Nature Conservancy, 4245 N. Fairfax Drive, Ste. 100, Arlington, VA 22203-1606.

Application No: 17-023 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 **1082 Orleans Road**, filed by: Michael D. Ford, Esq./Jeffrey M. Ford, Esq., 72 Main Street, PO Box 485, West Harwich, MA 02671; for: Joseph H. Fitzback, 1082 Orleans Road, No. Chatham, MA 02650.

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
Nov. 2 and 9, 2017

**PUBLIC HEARING NOTICE FOR CONSIDERATION
OF MODIFICATION OF A DEFINITIVE
SUBDIVISION PLAN**

The Planning Board of the Town of Chatham will hold a public hearing on Tuesday, November 14, 2017 at 7:00 P.M. at the Chatham Town Hall Annex; located at: 261 George Ryder Road, Chatham, MA. to consider the application of:

Eastward Homes Business Trust for approval of a Modification to a Definitive Subdivision plan entitled: **Modification Plan, 78 Crowell Road Chatham, MA** located: **at 78 Crowell Road** showing a subdivision of land owned by: **Eastward Homes Business Trust, 155 Crowell Road, Chatham, MA 02633**; plan prepared by: **Clark Engineering, LLC** dated: **July 25, 2017 and revised October 12, 2017** and showing **four (4) proposed lots.**

The modifications include the following: Reconfiguration of lots and road layout as required by land court. No new lots are being created with this plan.

A copy of the plan and application may be reviewed at the Community Development Department located at 261 George Ryder Road on weekdays between the hours of 7:00 A.M. and 4:00 P.M. Monday through Thursday and 7:00 A.M. and 12:30 P.M. on Friday.

Any person who is interested or wishes to be heard on the proposed modified definitive subdivision plan should appear on the date, time and place designated for the hearing.

Tom Geagan
Clerk

The Cape Cod Chronicle
Oct. 26 and Nov. 2, 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 November 8, 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 Request for Determination of Applicability/Portions of Inlet Road, Independence Lane, Absegami Run & Oyster Bluff, Town of Chatham: Proposed construction of gravity or low pressure sewer and appurtenances along portions of Inlet Road, Independence Lane, Absegami Run and Oyster Bluff, all work in the road right-of-way, under existing surface or in the shoulder; restoration of road surface; concurrent drainage improvements on Inlet Road, Assessors Map 13E, various parcels.

The following applicants have filed Notices of Intent: 121 Countryside Drive, Lisa Genova, SE 10-: Proposed permanent, elevated walkway for access to Muddy Creek at 121 Countryside Drive, Assessors Map 6-1 parcel N10.

70 Rowland Drive, Beatrice I Chase, SE 10-: Proposed hand pruning of existing trees (removal of some may be required) to improve property along the driveway; removal of root systems of 5 Euonymus (Burning Bush) at 70 Rowland Drive, Assessors Map 13J parcel AR5.

6 Gardner's Path, M Dozier and Margaret B Gardner, SE 10-: Proposed addition and proposed mitigation at 6 Gardner's Path, Assessors Map 12C parcel 5.

303 Old Queen Anne Road, Marcy Urban Singer Living trust, Marcy Singer, Trustee, SE 10-: Implementation of Land Management Plan with re-grading and proposed landscape wall at 303 Old Queen Anne Road, Assessors Map 11G parcel G27.

83 Seagull Road & 30 Wikis Way, Seagull Enterprise Properties LLC (# 83 Seagull), Farrell Kahn-applicant & Monomoy NWR, USA Weather Station/US Fish & Wildlife Service (#30 Wikis) SE 10-: Proposed Dredging & Sand Placement at 83 Seagull Road & 30 Wikis Way, Assessors Map 15A-1 parcel H98 & Map 15A3 parcel US1.

73 Kent Road, Joan Reigeluth Van Nest 2005 Trust, Joan Reigeluth Van Nest Trustee, SE 10-3228: Re-opening of hearing after re-advertisement for proposed construction of timber bulkhead for coastal stabilization at 73 Kent Road, Assessors Map 12J parcel G4.

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
Nov. 2, 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

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MAC'S HOME MAINTENANCE. Window replacement, siding, trim repair, painting, winter house checks. Mac Tileston. 508-945-0170. 11/16/17	CHATHAM LAWN AND GARDEN. Now accepting new clients. Fall and spring clean up services. Landscaping, property maintenance, lawn care, flowerbeds, etc. Weeding, why worry? Contact Carter Freudenheim at 508-221-6240. 10/26/17	PLAYS IN DIRT Summer clean-ups, bulb planting, garden design, installation and maintenance. Complete lawn and garden care. Seaside Country Gardens. 508-246-0487. Y/R/F	OVERWHELMED BY CLUTTER? ORGANIZE YOUR LIFE! 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/B	EXPERIENCED INTERIOR/EXTERIOR PAINTER, Dave Hebert (new Chatham resident) looking for contractor/builder who needs reliable professional part-time help. References available. 413-883-1100. 11/9/17	Interior/Exterior. Highest quality. Insured. 25 years experience. 508-349-9234. Y/R/B
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LEGAL ADVERTISING

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TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, November 15, 2017 in the Griffin Room, Town Hall, at 732 Main Street, Harwich, MA to consider the following applications. The public hearing will begin at 5:30 p.m. followed by a public meeting. Any member of the public having an interest in these applications is invited to attend and provide information and comment relevant to this matter or may submit the same in writing.

HH 2017-24 Notice of Intent (NOI) has been received for 133 Bank Street, Map 23, Parcel Q2, in the R-L Zone. The application is pursuant to the Code of the Town of Harwich c.131-8 Historic Preservation, Article II, and proposes a partial demolition of the roof structure to add a rear dormer and partial demolition of rear wall to convert windows and doors. Owner, Helen Zadorozny, et al, and Tanya Zadorozny, Applicant.

HH 2017-25 Notice of Intent (NOI) has been received for 127 Depot Road West, Map 18, Parcel E1-1, in the R-R Zone. The application is pursuant to the Code of the Town of Harwich c.131-8 Historic Preservation, Article II, and proposes to demolish the rear chimney in full. Owner/Applicant, Anthony Quinn.

HH 2017-26 Notice of Intent (NOI) has been received for 20 Freeman Street, Map 15, Parcel Q7, in the R-R Zone. The application is pursuant to the Code of the Town of Harwich c.131-8 Historic Preservation, Article II, and proposes to remove and rebuild 2 walls with windows in the kitchen addition. Owner/Applicant, Michael and Leslie Heffernan.

Mary Maslowski,
 Chairman

The Cape Cod Chronicle
 Oct. 26 and Nov. 2, 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, November 14, 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 comment or may submit comments in writing.

PB2017-25 David E. Bardsley, TR, Herring Realty Trust, as owner, Tim Brady, PE, PLS, as representative, seeks approval of a Rescission Plan pursuant to M.G.L c. 41 §81W. The proposal seeks to rescind the recorded subdivision plan for Winslow C. Grullemans, Plan Book 250 Page 27 (being Lots #1 - 3, Parcel A and the way) in favor of a 2-lot Approval Not Required (ANR) division plan. The property is known as Saquatucket Drive, Map 15 in the RL Zoning District.

PB2017-27 John A. Halliday, as owner, c/o William D. Crowell, Esq., representative, seeks approval of a Use Special Permit for an Accessory Apartment with waivers pursuant to the Code of the Town of Harwich §325-51.H and Article V as set forth in M.G.L c. 40A §9. The proposal locates the (one) 1 bedroom apartment within the dwelling at the basement level. The property is located at 17 Long Pond Drive, Map 92, Parcel R2A-4, in the RL Zoning District.

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
 Oct. 26 and Nov. 2, 2017