

# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, May 24, 2018**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**Application No. 16-091: CBI 20 45 Chatham Bars Avenue LLC**, c/o Matthew Kozol, Esq., 31 St. James Avenue, Suite 925, Boston, MA 02116, appealed the issuance of a Cease and Desist order of the Building Commissioner, issued on October 13, 2016 for the property located at 45 Chatham Bars Avenue, also shown on the Town of Chatham Assessors Map 15D Block 39 Lot C16. The applicant seeks to have the Building Commissioner's Cease and Desist Order reversed. The property contains 34,848 square feet in an R20 Zoning District. The Applicant appealed **under Section VIII.D.2.a. Administration, Powers, Appeals, of the Town of Chatham Protective Bylaw and M.G.L Chapter 40A, Sections 8 & 15. Continued from January 26, 2017, May 25, 2017 and September 28, 2017.**

**Application No. 18-031: 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 dormers. 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 dormers will be nonconforming in that they will be setback 16.5 feet from the road where 25 feet is required. The existing building coverage and the proposed building coverage will remain 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. 18-032: Gregory K. Johnson**, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **96 Old Wharf Road**, also shown on the Town of Chatham's Assessors' Map 16I Block 2 Lot T51. The Applicants seek to replace and expand the existing elevated walkway and bridge within the Coastal Conservancy District. The total lot size is 43,000 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., IV.A.6.d. and VIII.D.2.b. of the Chatham Protective Bylaw.**

**Application No. 18-033: Kevin and Kristyne Brownlie**, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **48 Marsh View Road**, also shown on the Town of Chatham's Assessors' Map 8C Block 14 Lot S75. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling is nonconforming as to building coverage and Coastal Conservancy District setbacks. The proposed additions will be nonconforming in that they will be located within the Coastal Conservancy District setback (Flood Plain ele. 11). The existing building coverage is 1,031 square feet and the proposed building coverage is 1,682 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 920 square feet of buildable upland and 12,000 square feet of land area 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. 18-034: Casey Family Trust**, c/o Stephanie Sequin, PO Box 439, South Orleans, MA 02662, owner of property located at **188 Woodland Way**, also shown on the Town of Chatham's Assessors' Map 11K Block 25B Lot HC60. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling is nonconforming in that it is located 24.6 feet from the road (Cove Lane). The proposed additions will be nonconforming in that they will be setback 26 feet from the road where 40 feet is required. The existing building coverage is 2,360 square feet and the proposed building coverage will be 2,621 square feet where 2,950 square feet is the maximum allowed. The lot is nonconforming in that it contains 26,868 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. 18-035: Dyan Leonard**, c/o Ken Murphy, PO Box 43 Chatham, MA 02633, owner of property located at **85 Sweetbriar Drive**, also shown on the Town of Chatham's Assessors' Map 6D Block 64 Lot X10. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a second floor addition within the abutters setback. Also proposed is a conforming 18 square foot addition on the front of the dwelling. The existing dwelling is nonconforming in that it is located 7.9 feet from the northerly abutter where a 15 setback is required. The existing building coverage is 12,584 square feet and the proposed building coverage is 12,602 square feet for the entire condominium complex. The lot is nonconforming in that it contains multiple dwelling on a single lot but is conforming in that it contains 3.82 acres 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. 18-036: Richard Banziger**, c/o Sarah Turano-Flores, Esq., PO Box 1630, Hyannis, MA 02601, owners of property located at **95 Strong Island Road**, also shown on the Town of Chatham's Assessors' Map 13M Block 56 Lot B16. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the expansion of the existing deck. The existing dwelling is nonconforming in that it is located within the Coastal Conservancy District (Flood Plain ele. 12). The proposed deck will be nonconforming in that it will be located within the Coastal Conservancy District where a 50 foot setback is required. The lot is nonconforming in that it contains no buildable upland where 20,000 square feet is required and contains 36,920 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 Sections 6 & 9 and Sections IV.A.6.d., V.B & 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.mytowngovernment.org/02633](http://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  
May 10 and 17, 2018

## OUTER CAPE HEALTH SERVICES

OCHS invites sealed proposals for the installation of a complete Voice and Data Infrastructure at the new Health Center location at 710 Route 28 Harwich Port, MA.

Schedule:

Proposal Issue Date May 21

Proposal pickup location:

710 Route 28, Harwich Port, MA 02646

Copies of the RFP will be emailed if requested. Send request to [thumes@outercape.org](mailto:thumes@outercape.org)

Pre-Proposal Conference – May 24, 11am EST

Location: 710 Route 28, Harwich Port, MA 02646,

2<sup>nd</sup> floor meeting room

Please contact [thumes@outercape.org](mailto:thumes@outercape.org) if attending this conference

Written inquires due date - May 29, 11am EST

Submit questions to: [thumes@outercape.org](mailto:thumes@outercape.org)

All questions submitted will be sent via email to all bidders that provide an email address when proposal is picked up.

Proposal Due Date – June 1, 12pm EST

**Bids shall be filed at the OCHS offices on the second floor at 710 Route 28, Harwich Port, MA on or before Noon (12pm) June 1, 2018. Electronic bids will be accepted and should be emailed to [thumes@outercape.org](mailto:thumes@outercape.org)**

Bidders shall certify that they do not, and will not, maintain or provide for their employees any facility that is segregated on a basis of race, color, creed or national origin, sex or sexual preference. Selection of the contractor will be based upon bidder qualifications, including evidence of past performance in similar projects, and bid price. The contract will be awarded to the bidder deemed by the awarding authority to be the lowest responsible and eligible bidder.

Project funding includes contributions from the US Department of Agriculture ("USDA") and is subject to the rules and regulations included in the bid documents. This project is also supported by the Health Resources and Services Administration (HRSA) of the U.S. Department of Health and Human Services (HHS) under grant number C8DCS29168, Health Infrastructure Investment Program, for \$1,000,000. Approximately 15% of the total project will be non-federal funds. This information or content and conclusions are those of the author and should not be construed as the official position or policy of, nor should any endorsements be inferred by HRSA, HHS or the U.S. Government.

Contact for any questions or issues associated to this bid should be referred to: [thumes@outercape.org](mailto:thumes@outercape.org) Office # 508-905-2845

The Cape Cod Chronicle  
May 17, 2018

## COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 18 SM 002586 ORDER OF NOTICE

TO: **Jonathan C. Cunningham** and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C.c. 50 §3901 (et seq): **Federal National Mortgage Association (Fannie Mae)** claiming to have an interest in a Mortgage covering real property in **Chatham**, numbered **131 Seagull Lane**, given by **Jonathan C. Cunningham** to **Washington Mutual Bank, FA, dated December 20, 2004** and registered with the Barnstable County Registry District of the **Land Court as Document Number 989,297 noted on Certificate of Title Number 118982**, and now held by plaintiff by assignment has/have filed with this court a complaint for determination of Defendant's/ 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 **June 11, 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 April 25, 2018  
Attest:  
Deborah J. Patterson  
Recorder  
(17-003188 Orlans)

The Cape Cod Chronicle  
May 17, 2018

## TOWN OF CHATHAM BOARD OF SELECTMEN PUBLIC HEARING NOTICE

The Chatham Board of Selectmen will hold a public hearing on Tuesday, May 21, 2018 at 6:00 pm in the Town Hall Annex Meeting Room, 261 George Ryder Road, to consider a request for an Entertainment License for Mom & Pops, 1603 Main Street, Chatham, MA 02633.

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

The Cape Cod Chronicle  
May 10 and 17, 2018

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JUNE 5, 2018

The Chatham Historical Commission will hold a public meeting on **Tuesday, June 5, 2018 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

### HEARINGS:

**Application No: 18-014** 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, 209 Shore Road; filed by: Mark Zibrat, 63 Crowell Road, Chatham, MA 02633; for: Lisa & Timothy Barrett, 287 Commonwealth Avenue, Apt 2, Boston, MA 02115

**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  
May 17 and 24, 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 May 23, 2018** 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: 101 Moonbeam Lane, Quincy Nominee Trust, Richard P & Mary E Quincy, Trustees:** Proposed removal of existing dwelling; reconstruction of new dwelling on existing foundation at 101 Moonbeam Lane, Assessors Map 10A parcel AN6.

The following applicants have filed **Notices of Intent: 72 Sea Mist Lane, Samuel W L & Mary E Chin Revocable Trust, Samuel W L and Mary E Chin, Trustees, SE 10:** Proposed Restoration Planting & Land Management at 72 Sea Mist Lane, Assessors Map 1A parcel K.

**51 Old Queen Anne Road, FOJ Family Partners LLC, SE 10:** Proposed installation of seasonal catwalk and installation of in-ground swimming pool at 51 Old Queen Anne Road, Assessors Map 12F parcel 11.

**139 Woodland Way, The Kreisel Nominee Trust, Anthony Kreisel, TR, SE 10:** Proposed Vegetation Management (including removal of invasives and oak-cherry stump sprout); stabilization of coastal bank with erosion control blanket & restorative plantings at 139 Woodland Way, Assessors Map 12J parcel HC40.

**20 Nantucket Drive, Peter B & Elizabeth A Kelley, SE 10-:** Proposed demolition of existing dwelling; reconstruction of new dwelling with mitigation plantings and site improvements at 20 Nantucket Drive, Assessors Map 6B parcel 39.

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  
May 17, 2018

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## LCCH Meeting May 24

HARWICH – Lower Cape Community Housing (LCCH) will hold its monthly meeting on Thursday, May 24 at 4 p.m. at the community center. LCCH is planning affordable housing for adults 22 years of age or older who have special needs and can live independently. A community which

provides a social and supportive environment for young adults with disabilities.

The meeting is open to family and friends of persons with special needs. Volunteers are always welcome. For information, call 774-237-0696 or email locantorejeff@gmail.com.

## Harwich Women's Club Annual Meeting

HARWICH – The Harwich Women's Club (HWC) annual business meeting and luncheon was held at the Wequasset Inn on Thursday, May 10. Six members received their 50 year pin and three members received their 40 year pin.

Jane Chase, Shirley Gomes, Helen McCormick, Lois Merchant, Beverley Thacher, and Beverly Winston have been members for over 50 years. Priscilla Hughes, Gail Marshall, and Frances Nesmith have been members for over 40 years. Lynne Stader, General Federation of Women's Club (GFWC) state president,

Mary Byard, GFWC New England president, and Mary Ann Pierce, GFWC state fundraising and development chairperson, joined HWC President Delena Previd in recognizing these women and assisting in the pinning ceremony.

The HWC also elected their officers for the upcoming year. They are Co-Presidents Shirley Gomes and Ruth Alberding, Treasurer Mary Beth Bryant, Assistant Treasurer Marilyn Worth, Recording Secretary Joan Garrity, and Corresponding Secretary Jane Chase.

## Orleans Senior Center Holds Bike Workshop

ORLEANS – A bike workshop will be held at the Orleans Senior Center on Tuesday, May 22 from 2 to 4 p.m. To participate you must bring your bike to the senior center.

The workshop will include presentations by Idle Times Bike Shop about bike maintenance and choosing the right bike and helmet for you, and the Cape Cod Rail Trail to learn more about the rail trails on the Cape, how to access them and best ways to enjoy biking on the lower Cape.

There will also be a presentation by the Orleans Police Department about sharing the roads with bikes, how to stay safe and what the laws are for bicyclists. In addition, there will be a presentation by Spaulding Rehabilitation staff about the health benefits of biking.

Opportunity will be given for bikes to be checked by the event leaders for safety and size. This event is open to the public at no cost. Register in advance by calling the senior center at 508-255-6333.

## Cape Mediation Offers Training

DENNISPORT – Cape Mediation is offering an intensive four-day mediation skills training on April 9, 10, 16 and 17 at Corsair and Crossrip Oceanfront Family Resort in Dennisport.

The fee is \$650. A limited number of

partial scholarships are available. To register, or for more information, contact Cape Mediation at 508-240-1717, email info@capemediation.org or register at capemediation.org/register-for-training.

## LEGAL ADVERTISING

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### ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, MAY 30, 2018 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, May 30, 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 Wednesday, May 23, 2018.

#### Case #2018-07

Carleton and Patricia Graham, through their agent, Chris Childs of Patriot Builders have applied for a Special Permit to build a deck onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 2 Lucaya Lane, Map 25, Parcel R1-28 in the RM Zoning District.

#### Case #2018-08

Michelle Coughlan has applied for a Special Permit to construct a connecting mudroom addition onto a pre-existing, non-conforming single family dwelling and accessory structure. 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 70 Kelley Road, Map 3, Parcel W1-3 in the RH-1 Zoning District.

#### Case #2018-09

Neal S. Winneg, Trustee of Skinequit Realty Trust, through his agent, Attorney William Crowell has applied for a Special Permit to demolish and replace an existing boat house and deck. The application is pursuant to the Code of the Town of Harwich, §325-54B as set forth in MGL Chapter 40A §6. The property is located at 0 Deep Hole Road a/k/a 12 Skinequit Lane, Map 17, Parcel A1-65 in the RM Zoning District.

#### Case #2018-10

Steven J. and Deirdre D. Schiefen, Trustees of the Schiefen Family Trust, through their agent, Attorney William Crowell have applied for a Special Permit to construct three shed dormers on the front and a shed dormer on the rear of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 43 Joe Lincoln Road, Map 3, Parcel K1-2 in the RH-1 Zoning District.

In other business, the Board will address the following agenda items:

- \* Approval of minutes from the April 25, 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](http://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*

*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  
May 10 and 17, 2018

## CLASSIFIEDS

Your on-line link to lower Cape Cod ... [www.capecodchronicle.com](http://www.capecodchronicle.com)

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### ELDER CARE - 533

#### ELDER ESCORT

Will drive and escort you to on-Cape appointments. Perfect driving record, insured, reasonable rates, 38 years of experience, references. Please call Miss Daisy at 508-430-4624.

6/28/18

### ELECTRICIANS 535

**GC ELECTRIC INC.** No job too small. 508-394-1612. Insured, licensed, dependable, quality work.

Y/R/B

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**ELDRIDGE ROOFING AND SIDING.** Trim replacement, windows and doors. Locally owned, fully insured, licensed, decades of experience. 508-737-9036.

Y/R/B

### HOME

#### IMPROVEMENTS 565

**MAC'S HOME MAINTENANCE.** Painting, siding, window replacement, rot repairs, winter security. Mac Tileston 508-945-0170.

6/14/18

#### HANDYMAN BOB

Home Improvements, Repairs, Odd jobs, and Off Season Property Management. Licensed and insured. Member, Harwich Chamber of Commerce. All calls returned. 508-430-0606.

Y/R/B

### LANDSCAPING 580

**LAWNS MOWED.** Quality work. Call for estimate. Zach Tileston. 508-789-3586.

5/10/18

### GARDENING 581

#### 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

### TUTORING 582

#### TUTORING SERVICE PROVIDED:

Experienced, certified elementary reading specialist available. 30 minute after school and summer sessions. Grades K - 3 students only. Helping Cape kids learn to read so they can read to learn! 413-222-2848. References available.

8/9/18

### MISC. SERVICES 592

#### SAY GOODBYE TO CLUTTER!

Is clutter making you crazy? Do you dream of having an organized, beautiful home? Give me a call and I can gently help you let it go. Call Robin Litwin, 617-947-3966, cell. References available.

Y/R/F

### PAINTING 594

#### PROFESSIONAL PAINTING BY DAN LEPOIDEVIN

Interior/Exterior. Insured. Reliable experienced painter who does top quality work and it's done with care. House and deck wash, also Call Dan 508-349-9234.

Y/R/B

#### MARK BOOTH

Established since 1984. Certified. Licensed. Over 100 local references. Master quality. 508-760-5482.

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