

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

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, June 22, 2017**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-036: 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, and is located 8.1 feet from the westerly abutter and 12.4 feet from the southerly abutter where 15 feet is required. The proposed addition will be nonconforming in that it will be setback 8.3 feet from the westerly abutter and 12.3 feet from the southerly abutter where 15 feet is required. The existing building coverage is 912 square feet (22%) and the proposed building coverage is 965 square feet (23.3%) 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. 17-039: Chatham Works Holdings LLC, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, agreed vendee of property located at **323 Orleans Road**, also shown on the Town of Chatham's Assessors' Map 14I Block 41 Lot 14A. The Applicant seeks to enlarge, extend, or change a conforming commercial structure on a nonconforming lot via the demolition of the existing structure and construction of a new commercial structure. The Applicant seeks a Special Permit to change the use of the structure to a commercial recreation facility, co-working space and a juice bar. The proposed structure will comply with all bulk and dimensional requirements of the Bylaw. The existing and proposed parking will remain nonconforming at 10.2 feet in the front and 0 feet on the side where 20 feet is required from each road. The existing lot coverage is nonconforming in that it covers 23,357 square feet (67.5%) of the lot. The proposed lot coverage will remain nonconforming at 23,333 square feet (67.5%) where 20,749 square feet (60%) is the maximum allowed. The lot contains 34,582 square feet in a GB3 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and 9 and Sections V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 17-040: Paul and Donna Vafides, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **1750 Main Street**, also shown on the Town of Chatham's Assessors' Map 8E Block 35 Lot 14. The Applicant proposes to modify **Special Permit No. 17-011**, granted on March 23, 2017, which allowed the Applicant to construct a new dwelling and alter the existing dwelling via the removal of one bedroom and the kitchen so that this structure will no longer be considered a dwelling unit. The Applicant now seeks to modify Special Permit No. 17-011 to allow for an alternate location of the dwelling. The proposed dwelling will meet all bulk and dimensional requirements of the Bylaw. The lot is nonconforming in that it contains 66.88 feet of frontage where 100 feet is required. The lot is conforming in that it contains 36,509 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. 17-041: Three Winds LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **72 Stage Island Road**, also shown on the Town of Chatham's Assessors' Map 14A2 Block 15 Lot D16. 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 and proposed dwellings are nonconforming as to the northwesterly abutters setback of 20.7 feet where 25 feet is required. The applicant also proposes to install exterior mechanical system appliances (A/C and generator) 20.6 feet from the northwesterly abutters setback. The existing dwelling is nonconforming in that it is setback 11 feet from the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it is setback 4 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 2,946 square feet (19.5%) and the proposed building coverage is 3,516 square feet (23.3%) where 15% is the maximum allowed. The lot is conforming in that it contains 43,400 square feet where 40,000 square feet is required but is nonconforming in that it contains 15,123 square feet of buildable upland where 20,000 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. 17-042: Three Winds LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **72 Stage Island Road**, also shown on the Town of Chatham's Assessors' Map 14A2 Block 15 Lot D16. The Applicant seeks a Variance from the height restriction listed in Appendix II of the Bylaw. The existing ridge height is conforming at elevation 51.8 from average grade. The proposed ridge elevation will be nonconforming at elevation 60, which will be 1 foot 8 1/2 inches above the maximum 30 foot height allowance. The lot contains 43,400 square feet where 40,000 square feet is required in an 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. 17-043: Ripetide LLC, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **132 Shore Road**, also shown on the Town of Chatham's Assessors' Map 16D Block 18B Lot 27B. 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 15.5 feet from the northerly abutter where 25 feet is required and has a ridge height of 31.1 feet where 30 feet is the maximum allowed. The proposed additions will comply with all bulk and dimensional requirements of the Bylaw. The existing building coverage is 3,124 square feet (7.3%) and the proposed building coverage is 3,829 square feet (8.9%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 69.03 feet of frontage where 150 feet is required. The lot is conforming in that it contains 50,920 square feet 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. 17-050: Sara Campbell, c/o Peter Wheeler, 46 Plympton Street, Boston, MA 02118, agreed lessee of property located

at **578 Main Street**, also shown on the Town of Chatham's Assessors' Map 15D Block 18 Lot B1A. The Applicant proposes to establish and operate a Formula Business (retail clothing) under Section III.C.4.c of the Protective Bylaw. The Applicant is and proposes to do business as a retail clothing store, which utilizes a standard array of merchandise, color scheme and signage utilized by ten or more other businesses worldwide. The store will include 1,060 square feet of retail space. There are no changes proposed to the existing structure. The property contains 4,645 square feet in a GB1 Zoning District. **A Special Permit is required under Sections III.C.4.c. 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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

David Nixon
Chairman

The Cape Cod Chronicle
June 8 and 15, 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 June 14, 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 132 Shore Road, Riptide LLC: Proposed addition to dwelling with crawl space foundation; reconstruct patio in kind; removal of walkway and landscape wall at 132 Shore Road, Assessors Map 16D parcel 27B.

42 Harbor View Lane, Keith S Sherin 2012 Qualified Trust: Proposed installation of 4-ft x 4-ft outdoor oven; replacement of 20 sq ft of lawn with native plantings at 42 Harbor View Lane, Assessors Map 16-I parcel M2.

43 Chatham Heights Road, Christopher Wise: Proposed removal of vegetation, including trees, within the Vista Corridor; replacement planting at 43 Chatham Heights Road, Assessors Map 12E parcel K1.

The following applicant has filed for an Amended Order of Conditions: 73 Rowland Drive, Mark William Johnson 2010 R Trust 1/2 & Jane Clayson Johnson 2010 R Trust 1/2, SE 10-3142: Request to Amend existing permit under SE 10-3142 to include proposed changes to driveway layout; proposed mitigation for increase in driveway and walkway at 73 Rowland Drive, Assessors Map 13J parcel AR12A.

The following applicant has filed a Notice of Intent: 87 Plum Daffy Lane, Terry B and Janet L Wells, SE 10-: Proposed garage and small addition; hardscaping; and mitigation plantings at 87 Plum Daffy Lane, Assessors Map 9A parcel D15.

558 Fox Hill Road, Joseph Hannigan, Hannigan Development-applicant, Elizabeth Wolin and Margaret Skinner-owners, SE 10-: Proposed demolition of existing dwelling and pool; construction of new dwelling, swimming pool, sewage disposal system; invasive species control at 558 Fox Hill Road, Assessors Map 11M parcel P1.

68 Seachange Lane, Carol and Brian Kenner, SE 10: Proposed building addition with deck at 68 Seachange Lane, Assessors Map3B parcel M7.

21 Port Fortune Lane, The Stage harbor Nominee Trust, Judith Upton Hoyt, Trustee, SE 10-: Proposed replacement of up to 8 timber piles along the outboard end of the existing timber pier at 21 Port Fortune Lane, Assessors Map 13A parcel 18.

180 Stage Island Road, Paul Joseph MacKoul and Natalya Eduardovna Danilyants, Tr, Paul MacKoul Trust, SE 10-: Proposed relocation and extension of previously permitted, seasonal catwalk at 180 Stage Island Road, Assessors Map 14A1 parcel D23.

602 Old Harbor Road, c Christopher Janien, Trustee, North Chatham Realty Trust, SE 10-: Proposed 35-ft extension of previously approved Shorefront Protection at 602 Old Harbor Road, Assessors Map 16H parcel 9.

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
June 8, 2017

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
JUNE 20, 2017**

The Chatham Historical Commission will hold a public meeting on **Tuesday, June 20, 2017 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

HEARINGS:

Application No: 17-006 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 **288 Barn Hill Road cottage 1, 3, 5, 6, 7, 8 & 9**, filed by Eastward Co., 155 Crowell Road, Chatham, MA 02633 for Barn Hill Road Realty Trust, 11A Cucumber Hill Road, Foster, RI 02825-1211

Application No: 17-007 To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in a National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in a National Historic Register District located at **65 Holway Street**, filed by Robert Marker, Architect, 11 Marietta Ave, PO Box 475, Mount Joy, PA 17552 for 65 Holway Street, LLC, 845 Church Road, Wayne, PA 19087.

Application No: 17-008 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 **132 Shore Road** filed by Polhemus, Savery DaSilva, 157 Brewster-Chatham Road, East Harwich, MA 02645 for Riptide, LLC, 155 Federal Street, Suite 700, Boston, MA 02110

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
June 1 and June 8, 2017

**AGENDA
TOWN OF CHATHAM
PLANNING BOARD MEETING
ANNEX LARGE MEETING ROOM
261 GEORGE RYDER ROAD
JUNE 13, 2017 • 7:00 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 on the Town's website.

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: May 23, 2017

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:
17 Balfour Lane/Chatham Laundromat, Inc./Certificate of Compliance

Hydrangea Lane/Eastward Co./Partial release of covenant (lot 18)
(Continued from 2/28/2017)

**SITE PLAN REVIEW:
Pre-Application**
323 Orleans Road/Chatham Works, LLC/Eldredge S&E, LLC/
Proposed fitness center, juice bar, workshare office space, childcare facility and retail space

Amended
45 Chatham Bars Avenue/CBI 20-45 Chatham Bars Ave, LLC/
Singer/Proposed amendment to previously approved 1999 site plan.
(Continued from 5-23-2017).

82 Meetinghouse Road/Chatham Dog Club/Litchfield/Proposed dog pool and associated site improvements.

Formal
409 Main Street/Top Notch locations/Litchfield/Proposed 276 sf addition

**SUBDIVISION PLAN REVIEW:
Preliminary**
288 Barn Hill Road/Eastward Co./Proposed (14) lot subdivision

RECOMMENDATION TO ZONING BOARD:
687 Fox Hill Road/Gorgone/Clark Eng.

OTHER BUSINESS:
Public Comments
Chairman's Comments

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
June 8, 2017

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6/15/17

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Announcements

PRAYERS

Saint Claire

Ask Saint Claire for three favors: one business, two impossible. Say nine Hail Marys for nine days with a lighted candle. Pray whether you believe or not. Publish on the ninth day. May the Sacred Heart of Jesus be praised, adored, glorified and loved today and everyday throughout the world forever and ever, Amen. your request will be granted no matter how impossible it may seem.

Thank You JC

LEGAL ADVERTISING

Continued from Page 49

TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, June 21, 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 2017-12 Notice of Intent (NOI) has been received for 602 Queen Anne Road, Map 83 Parcel S2 in the R-R Zone. The application is pursuant to the Code of the Town of Harwich c.131 Historic Preservation, Article II, and proposes a 100% demolition of the c.1910 dwelling. Applicant/Agent, Paul Revere, Esq., for 15-17 Whipple St., LLC, owner.

HH2017-13 Notice of Intent (NOI) has been received for 87 Route 28, Map 10 Parcel W3 in the CH Zone. The application is pursuant to the Code of the Town of Harwich c.131 Historic Preservation, Article II, and proposes a demolition of the existing foundation only, of the c.1870 residence, and replace with a new foundation under the existing structure with no changes to the footprint. Virginia Chamberlain, Owner/applicant

Cape Cod Chronicle – Print Dates: June 1, and June 8, 2017:

"In accordance with state law, this legal notice will also be available electronically at www.masspublicnotices.org." The City/Town is not responsible for any errors in the electronic posting of this legal notice."

The Cape Cod Chronicle
June 1 and 8, 2017

ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, JUNE 28, 2017 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, June 28, 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, June 22, 2016.

Case #2017-04 (Continued) Habitat for Humanity of Cape Cod, Inc. c/o Attorney Warren H. Brodie, has applied for a Comprehensive Permit pursuant to MGL Chapter 40B Sections 20-23 and 760CMR 56.00, to create an eight lot subdivision to provide for 6 new single family affordable homes, 2 "market rate" lots and a cul-de-sac. The property is located at 93 and 97 Route 28, Harwich, Map# 10, Parcels #W3-B and W5 located in the R-L Zoning District.

Case #2017-16
Paul Murphy has applied for a Special Permit to construct an addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 and §325 Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 41 Ayer Lane, Map 14, Parcel 14-Q13-A in the RH-1 Zoning District.

Case #2017-17
David J. Rome and Lori R. Rome have applied for a Special Permit for additions to their pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich §325 54.A.2 and §325 Table 2, Area Regulations and Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6. The property is located at 35 Pleasant Street in the RM-1 Zoning District.

In other business, the Board will address the following agenda items:
* Approval of minutes from the May 31, 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

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
June 1 and June 8, 2017

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