

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 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

The Cape Cod Chronicle
May 10 and 17, 2018

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA MAY 16, 2018

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, May 16, 2018 beginning at 4:30 PM at the Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held May 2, 2018

CONTINUED HEARING: ADDITION/ALTERATION:
17-100 Sweet Tomatoes/c/o Merrill Sweet – Application to construct an awning and carport and install black roof mounted solar panels located at 790 Main Street. Application continued from December 20, 2017, January 3, 2018, and April 4, 2018.

SIGNS:
18-048 Chatham Conservation Foundation/c/o Matthew Cannon – Application to install a ground sign located at 540 Main Street.

ADDITION/ALTERATION:
18-049 Chatham Conservation Foundation/c/o Matthew Cannon – Application to change the front door and change the hardscaping on the property located at 540 Main Street.

SITE IMPROVEMENTS:
18-050 North Chatham Outfitters/c/o Scot Butcher – Application to install fencing, an ice machine, and lighting for the wall sign on the property located at 300 Orleans Road.

OTHER BUSINESS:
Public Comment

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.

The Cape Cod Chronicle
May 10, 2018

Dan Sylver, Chairman

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, May 16, 2018** in the **Small Hearing Room**, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **6:30 p.m.**

The following applicants have filed a Request for Determination of Applicability:

Andrew and Michelle Olsen, 20 Sequattom Road, Map 101 Parcel R2. Remove the existing detached studio and replace with a new garage/studio.

The following applicants have filed a Notice of Intent:

Darlene & Robert Turner, 18 Strandway, Map 1 Parcel J1-5A & J1-90. Proposed steps, dock and dredging (continued hearing with potential request withdraw).

Darlene & Robert Turner, 18 Strandway, Map 1 Parcel J1-5A & J1-90. Proposed steps, dock and dredging (new hearing).

Mark Russo, 5 Salt River Ln, Map 4 Parcel A1-B3. Proposed shorefront protection (continued hearing).

2 and 10 Lake Shore Drive, Richard Boskey, Map 110 Parcels A2 and A4. Proposed construction of a residential accessory building and septic system.

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

The Cape Cod Chronicle
May 10, 2018

Bradford Chase, Chairman

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Arthur A. Hennessey, Jr. and Leslie M. Hennessey to Mortgage Electronic Registration Systems, Inc., as nominee for Sovereign Bank, its successors and assigns, dated August 13, 2010 and recorded with the Barnstable County Registry of Deeds at Book 24752, Page 87, subsequently assigned to Santander Bank, N.A. by Mortgage Electronic Registration Systems, Inc. (MERS), its successors and assigns, as nominee for Santander Bank, N.A. formerly known as Sovereign Bank, its successors and assigns by assignment recorded in said Barnstable County Registry of Deeds at Book 27983, Page 236 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 9:00 AM on May 17, 2018 at 41 Frost Fish Hill, Chatham (North Chatham), MA, all and singular the premises described in said Mortgage, to wit:

The land and buildings thereon in North Chatham, Barnstable County, Massachusetts more particularly described as follows:

Lot 13A containing 43,375 s.f., more or less, as shown on a plan of land entitled: Division Plan, Chatham, Massachusetts, prepared for Eastward Companies dated March 29, 2006 prepared by Outermost Land Survey, Inc. and recorded in Barnstable County Registry of Deeds in Plan Book 609, Page 30.

Subject to the Cape Cod Commission Decision recorded in Barnstable County Registry of Deeds in Book 11456, Page 338.

Subject to Declaration of Protective Covenants recorded in Barnstable County Registry of Deeds in Book 13334, Page 346.

The Grantor hereby approves the plans, specifications and location of the dwelling and other improvements as required by Restriction #3 contained in the Declaration of Protective Covenants recorded in Book 13334, Page 346 and the Declaration of Protective Covenants recorded in Book 12354, Page 97.

The premises described above are conveyed with the benefit of an easement appurtenant for the purpose of preserving the view of Frost Fish Creek and Ryder's Cove. The easement is located over other land of the Grantor as shown on the attached sketch plan as View Easement Plane over a portion of Lots 14A, and Parcel A. On the portion of the said Lots 14 and Parcel A identified as View Easement Plane, the construction, erection or planting of any building, fences, walls or appurtenances shall not exceed the height of the View Easement Plane as shown on the sketch plan. The Grantee herein, their heirs, successors and assigns, shall have the right to enforce the provisions of this easement in perpetuity.

Said premises are conveyed subject to and with the benefit of any and all rights, rights of way, easements, reservations, restrictions and other conditions of record insofar as the same may be in force and applicable.

Being the same premises conveyed to the Mortgagors by deed of William Marsh, Trustee of Frost Fish Hill Nominee Trust recorded herewith.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

Santander Bank, N.A.
Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
17-013516

The Cape Cod Chronicle
April 26, May 3 and 10, 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
Sharen Davis, Clerk
Jeffrey S. Dykens, Selectman
Board of Selectmen

The Cape Cod Chronicle
May 10 and 17, 2018

CLASSIFIEDS

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HALLS FOR RENT 470

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Kitchen Renovations - 517
Consignment - 518
Building Materials 519
Chimney Cleaning - 520
Chair Repair - 521
Clock Repair - 522
Cleaning Services - 525
Companion/Home Aide - 526

Clean-Ups & Repairs - 527
Daycare - 528
Dump Runs - 530
Computers - 532
Elder Care - 533
Personal Assistant - 534
Electricians - 535
Entertainment - 537
Equipment Rental - 540
Wallpapering - 541
Fishing Charters - 542
Plumbing - 543
Flooring - 545
Carpeting - 546
House/Pet Sitter - 547
Tile Work - 549
Floor Sanding - 550
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Child Care - 561
Child Care Wanted - 562
Roofing - 563
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Massage - 566
Gutters - 567
Moving & Storage - 568
Storage Units - 569
Health Care Services - 570
House Checks - 571
Health & Fitness - 572
House Sitting - 573
Home Repairs/Maintenance

- 574
Instruction - 575
Organizing Services - 577
Glass - 578
Refinishing - 579
Landscaping - 580
Lawnmower Repair - 581
Tutoring - 582
Irrigation - 583
Locks - 585
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Snow Plowing - 588
Masonry - 591
Painting - 594
Painting/Papering - 595
Marine Painting - 596
Transportation - 597
Tree Work - 598
Window Washing - 599

ELDER CARE - 533

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LEGAL ADVERTISING

Continued from Page 53

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. 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



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