

LEGAL ADVERTISING

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA AUGUST 2, 2017

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, August 2, 2017 beginning at 4:30 PM at the Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:

Meetings held May 3, 2017 and July 5, 2017.

CONTINUED HEARING: SIGNS:

17-054 Suzanna Nickerson – Application to install a display case located at 606 Main Street. Application continued from July 5, 2017.

NEW CONSTRUCTION:

17-057 First Light Boatworks/c/o Coastal Engineering Co. – Application to construct three boat racks and make site improvements at 0 Enterprise Drive.

MINOR MODIFICATION TO EXISTING CERTIFICATE OF APPROPRIATENESS:

17-058 Eastward Companies – Application for a minor modification to the existing Certificate of Appropriateness via the change in location of the retaining wall located at 17 Hydrangea Lane.

SITE IMPROVEMENTS:

17-059 Richard Griffin/c/o Larry Brutti – Application to install an in-ground swimming pool, patio, fencing, and landscaping located at 26 Chatham Heights Road.

OTHER BUSINESS:

Continued discussion of public outreach with regard to work requiring review by the Historic Business District Commission, specifically power washing of side wall shingles.

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.

Daniel A. Sylvester,
Chairman

The Cape Cod Chronicle
July 27, 2017

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, August 10, 2017, starting at 4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-058: William Gand Mary J. Hoffman, c/o Theodore P. Streibert, 15 Linden Tree Lane, Chatham, MA 02633, owners of property located at **8 Kingsbury Way**, also shown on the Town of Chatham's Assessors' Map 14D Block 17C Lot 9C. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a roof deck on the rear ell of the structure within the southwesterly abutters' setback. The existing dwelling is nonconforming in that it is setback of 8.2 feet from the southwesterly abutter and 30.6 feet from the Coastal Conservancy District. The proposed roof deck will be nonconforming in that it will be 6.1 feet from the southwesterly abutters where 15 feet is required and will be 27.1 feet from the Coastal Conservancy District where 50 feet is required. The existing building coverage is 966 square feet (19.2%) and the proposed building coverage is 1,022 square feet (20.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 5,816 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. 17-059: Robert L. and Marilyn S. Zocca, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **30 Old Wharf Road**, also shown on the Town of Chatham's Assessors' Map 16I Block 9 Lot 8. 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 setback of 14.1 feet from the easterly abutter. The proposed dwelling will be nonconforming in that it will be 9.6 feet from the easterly abutter where 25 feet is required. The existing building coverage is 589 square feet (5.4%) and the proposed building coverage is 1,651 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,016 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. 17-062: Peter Schock, owner of property located at **2570 Main Street**, also shown on the Town of Chatham's Assessors' Map 3D Block 48 Lot 19. The Applicant seeks a Special Permit to change the use of the existing structure from personal and household services to a professional office. The lot is nonconforming in that it contains 5,688 square feet where 20,000 square feet is required in an R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Sections V.B. of the Chatham Protective Bylaw.**

Application No. 17-060: Top Notch Location LLC, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **409 Main Street**, also shown on the Town of Chatham's Assessors' Map 16D Block 7 Lot A33. The Applicant seeks to enlarge, extend, or change a nonconforming structure on a nonconforming lot via the construction of additions. The existing structure is nonconforming in that it is setback 2.5 feet from the road and 3.7 feet from the easterly abutter where a 5 foot setback is required. The proposed structure will be nonconforming in that it will be 1.2 feet from the easterly abutter where 5 feet is required. The existing lot coverage is 1,040 square feet (24.8%) and the proposed lot coverage is 1,316 square feet (31.3%) where 90% is the maximum allowed. The lot is

nonconforming in that it contains 42 feet of frontage where 50 feet is required and contains 4,200 square feet where 5,000 square feet is required in the GB1 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.** In the alternative under **Application No. 17-061**, the Applicant seeks a Variance under Section VIII.D.2.c. to allow for the construction of additions as described above. **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. 17-063: Ernest and Deborah Walen, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **43 Shattuck Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 14 Lot 4. The Applicant seeks to modify Special Permit No. 16-095 granted on January 12, 2017, to allow for the construction of dormers and a portico. The Applicant now seeks to modify Special Permit No. 16-095 to allow extension of the existing deck and construction of a screened porch. The existing dwelling is nonconforming in that it is setback of 21.3 feet from the road. The proposed deck extension and screened porch will be nonconforming in that they will be setback 23 feet from the road where 40 feet is required. The lot is nonconforming in that it contains 28,800 square feet where 40,000 square feet is required and 14,451 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. 17-064: Terry B. and Janet L. Wells, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **87 Plum Daffy Lane**, also shown on the Town of Chatham's Assessors' Map 9A Block 5A Lot D15. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a conforming lot via the construction of a garage, porches, dormer and addition. The existing dwelling is nonconforming in that it is located 26 feet from the Coastal Conservancy District where 50 feet is required. The proposed garage and porches will comply with all applicable setback requirements. The proposed addition will be nonconforming in that it will be located 38 feet from the Coastal Conservancy District where 50 feet is required. The existing building coverage is 3,153 square feet (10.8%) and the proposed building coverage is 3,966 square feet (13.6%) where 3,000 square feet is the maximum allowed. The lot is conforming in that it contains 45,100 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.**

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.

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David Nixon
Chairman

The Cape Cod Chronicle
July 27 and Aug. 3, 2017

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA AUGUST 15, 2017

The Chatham Historical Commission will hold a public meeting on **Tuesday, August 15, 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: 17-012 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 **391 Stage Harbor Road**, filed by Chris Cannon, AIA, PO Box 201, Chatham, MA 02633 for Robert & Elizabeth Potter, 11 Lorena Lane, Winchester, MA 01890-3124

Application No: 17-013 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 **27 Little Beach Road**, filed by Sarah A. Turano-Flores, Esq, c/o Nutter McClennen & Fish, LLP, 1471 Iyannough Road, PO Box 1630, Hyannis, MA 02601 for Cynthia Pelletier, 100 Wattaquodock Hill Road, Bolton, MA 01740

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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

TOWN OF HARWICH NOTICE OF VACANCIES ON VARIOUS TOWN BOARDS, COMMISSIONS AND COMMITTEES

The Board of Selectmen will give consideration to the appointment of members to the following Boards, Commissions and Committees:

Agricultural Commission	4
Appeals Board (alternate).....	2
Brooks Academy Museum	2
Building Code Board of Appeals	5
Cemetery Commission.....	1
Community Center Facilities	1
Community Preservation Committee	1
Conservation Commission (2 full and 2 alternate).....	4
Council on Aging	1
Disability Rights Committee	5
Forest Committee	1
Historic District/Historical Commission (alternate)	2
Housing Committee.....	2
Traffic Safety Committee	2
Trails Committee.....	2
Treasure Chest Committee (1 alternate and 1 full)	1
Utility and Energy Conservation	1
Voter Information Committee	1
Wastewater Implementation Committee	1

A description of Committee duties and **Citizens Activity Record Forms** are available at the Selectmen's Office, 732 Main Street, Harwich

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TOWN OF HARWICH PUBLIC MEETING NOTICE

NON-RESIDENT TAXPAYERS MEETING AUGUST 7, 2017

The Harwich Board of Selectmen will hold the **Annual Non-Resident Taxpayers Meeting on Monday, August 7, 2017**, no earlier than 6:30 P.M., during their regular meeting in the Donn B. Griffin Meeting Room, located at 732 Main Street in Harwich. All Harwich non-resident taxpayers are encouraged to attend this informational meeting, which will provide an overview of town government and provide non-resident taxpayers an opportunity to raise and discuss issues and concerns.

Topics include:

Fire Station 2
Wastewater Issues
Report from the Police Chief
Report from the Harbormaster
Report from the Recreation Director
Report from Water Superintendent
Report from the DPW Director
Wastewater Issues
Public Beach 22
Overall Financial Position of the Town
Questions and Comments

Harwich Board of Selectmen

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LEGAL NOTICE TOWN OF HARWICH COMMUNITY PRESERVATION COMMITTEE NOTICE OF PUBLIC INFORMATION HEARING

Town of Harwich Community Preservation Committee (CPC) will hold a Public Information Hearing on **THURSDAY, AUGUST 10, 2017**, beginning at 6:00 PM, held in the Donn B. Griffin Room of the Harwich Town Hall, 732 Main Street Harwich Center pursuant to Massachusetts General Laws Ch.44B, Community Preservation Act (CPA) from Section 5(b)(1): "As part of its study, the committee shall hold one or more public informational hearings on the needs, possibilities and resources of the city or town regarding community preservation possibilities and resources, notice of which shall be posted publicly and published for each of two weeks preceding a hearing in a newspaper of general circulation in the city or town."

Attend to learn more about the Community Preservation Act and discuss possible projects that meet the state's Act and Town of Harwich guidelines, falling under one or more of the categories of open space, community housing, historic preservation, or recreation. Application packets are available online www.harwich-ma.gov/community-preservation-committee or from the Town Administrator's office.

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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, August 2, 2017** in the **Donn B. Griffin Room** Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **6:30 p.m.**

The following applicant has filed a **Request for Determination of Applicability:**

Aquacultural Research Corp., 11 Harbor Way, Map 1, Parcel H3. Proposed installation of a land based upweller operation within existing building. **(Continued from July 19, 2017)**

The following applicant has filed a **Notice of Intent:**

Francis P. and Debra Zurette, Trustees, 11 Harbor Way, Map 1 Parcel H3-0: After-the-fact filing for emergency structural support and site improvements. **(Continued from July 19, 2017)**

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

Bradford Chase,
Chairman

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July 27, 2017