

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 30, 2017**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-102: WPB Partners LLC, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of the property located at **202 Commerce Park North**, also shown on the Town of Chatham's Assessors' Map 5F Block 11B Lot X2. The Applicant seeks a Variance under Section VIII.D.2.c. from the requirements of Appendix II, to allow for a structure which exceeds the 30 foot height restriction. The existing height of the structure is 32.93 feet. The lot contains 22,300 square feet in the I Zoning District. **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Protective Bylaw.**

Application No. 17-103: Mary G. Leary and John Leary Revocable Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **55 Seaview Street**, also shown on the Town of Chatham's Assessors' Map 15E Block 9 Lot X1. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a covered porch. The proposed porch will comply with road and abutters setbacks. The existing building coverage is 3,432 square feet (15.1%) and the proposed building coverage is 3,635 square feet (16%) where 3,000 square feet is the maximum allowed. The lot is conforming in that it contains 24,048 square feet where 20,000 square feet is required however the property is nonconforming in that there are two dwellings where only one would be allowed in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

Application No. 17-105: Andrew Carlson, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **542 Stage Harbor Road**, also shown on the Town of Chatham's Assessors' Map 13A Block 37 Lot F4. 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 19.7 feet from the southerly abutter where 25 feet is required and is setback 1 foot from the Coastal Conservancy District. The proposed addition will be nonconforming in that it will be located 1 foot from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 2,213 square feet (27.5%) and the proposed building coverage is 2,415 square feet (30%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 8,040 square feet of buildable upland where 20,000 square feet is required. The lot contains 44,420 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 Protective Bylaw.**

Application No. 17-106: Susan and William Daly, c/o Thomas Moore, PO Box 2124, Brewster, MA 02631, owners of property located at **250 Seapine Road**, also shown on the Town of Chatham's Assessors' Map 12K Block 32 Lot HC79. 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 setback 20.9 feet from the easterly abutter. The proposed addition will be nonconforming in that it is setback 20.9 feet from the easterly abutter where a 25 foot setback is required. The existing building coverage is 1,471 square feet (9%) and the proposed building coverage is 1,823 square feet (11.2%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 16,321 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 Protective Bylaw.**

Application No. 17-109: Jeannette M. Lynch REV TRST AGMT/Jeanette M. Lynch TR, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of the property located at **25 Isaac Hardy Lane**, also shown on the Town of Chatham's Assessors' Map 16D Block 60C Lot 4. The Applicant seeks to modify Special Permit No. 06-008 granted on January 5, 2006, via the modification of Condition No. 5 and to the extent necessary, a modification of Condition No. 22 with respect to maximum allowed building coverage. These conditions prohibited any building being closer than 25 feet from the easterly abutter's setback from exceeding 15% building coverage respectively. The applicant now seeks to construct an accessory structure (subterranean shed) 15.5 feet from the easterly abutter's setback. The lot contains 18,015 square feet where 7,000 square feet is required in a GB2 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 14 and Section VIII.D.2.b of the 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. 16 and 23, 2017

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA DECEMBER 5, 2017

The Chatham Historical Commission will hold a public meeting on **Tuesday, December 5, 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: 17-024 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 **138 Forest Beach Road**, filed by: Kathleen Hickson, 18 Keel Lane, Nantucket, MA 02554

Application No: 17-025 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 **107 Highland Avenue**, filed by: Rick Roy Construction, 123A Queen Anne Road, Harwich, MA 02645; for: Mr. & Mrs. Donald Stackhouse, 107 Highland Avenue, Chatham, MA 02633

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. 16 and 23, 2017

PUBLIC NOTICE – CHATHAM - MAIN ST

AT&T Mobility is proposing to replace antennas on a 86-foot building at 569 Main Street, Chatham, Barnstable County, MA. Public comments regarding the potential effects from this site on historic properties may be submitted within 30-days from the date of this publication to: Maggie Klejbuk – CBRE, 70 West Red Oak Lane, White Plains, NY 10604, whiteplainsculturalresources@cbre.com or (914) 694-9600.

The Cape Cod Chronicle
Nov. 23, 2017

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD NOVEMBER 28, 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: November 14, 2017

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:
Williams Way/Cape Coastal Builders/Release Covenant & set Performance Bond.

Jessie's Landing/Eastward/Release Covenant & Statement of Conditions

SUBDIVISION PLAN REVIEW:
Definitive – Public Hearing (Continued from 10/10/2017)

288 Barn Hill Road/Hunter Rev. Trust/Eastward Co./Proposed (14) lot subdivision

SUBDIVISION PLAN REVIEW:
Preliminary

693 Main Street/CCB&T TD Banknorth/Richardson/Riley/Proposed two (2) lots subdivision

LONG RANGE PLANNING EFFORTS

OTHER BUSINESS:
Public Comments
Chairman's Comments

PUBLIC COMMENT: The public can speak to any current or future issue relevant to the normal business of the Planning Board.

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
Nov. 23, 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 28, 2017 at 5:00 pm in the Large Meeting Room at the Town Hall Annex, 261 George Ryder Road to consider proposed water rate changes.

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. 23, 2017

PUBLIC HEARING NOTICE FOR CONSIDERATION OF DEFINITIVE SUBDIVISION PLAN CHATHAM, MA PLANNING BOARD

As required by M.G.L., Ch. 41, § 81L and 81O, the Planning Board of the Town of Chatham will hold a public hearing on **Tuesday, December 12, 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:

Philip Richardson for approval of a definitive subdivision plan entitled: **Division Plan, 693 Main Street, Chatham, Massachusetts; located: 693 Main Street** showing a subdivision of land owned by: **TD Bank, N.A. Enterprise Real Estate, William Cooper, VP, 61 Main Street, Andover, MA 01810;** plan prepared by: **Clark Engineering, LLC & Outermost Land Survey, Inc. dated: November 15, 2017;** and showing: **two (2) proposed lots**

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-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 definitive subdivision plan should appear on the date, time and place designated for the hearing.

Tom Geagan, Clerk

The Cape Cod Chronicle
Nov. 23 and 30, 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 29, 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 306 Ridgevale Road, R.A. Real Estate Trust, Paul and Ruth Jenkins, Trustees: Proposed construction of a second-floor deck extension to an existing deck at 306 Ridgevale Rd, Assessors Map 6C parcel P2.

88 Seagull Road, Peter Anderson: Proposed installation of a new, Title 5 compliant, elevated sewage disposal system to upgrade a failed septic system at 88 Seagull Lane, Assessors Map 15A parcel H137.

The following applicants have filed Notices of Intent: 87 Nantucket Drive, Teresa Heavey-owner, G Rockwood Clark, applicant, SE 10: Proposed invasive species removal and establishment of native plant habitat at 87 Nantucket Drive, Assessors Map 6B parcel C99A.

49 George Ryder Road South, Charles Comeau, SE 10-: Proposed re-location of driveway at 49 George Ryder Road South, Assessors Map 8D parcel 5.

140 Sulphur Springs Road, Marianne & Edwin Lynch, SE 10-: Proposed construction of elevated catwalk/pier; deck extension; landscape improvements & invasive plant removal at 140 Sulphur Springs Rd, Assessors Map 7C parcel W1.

542 Stage Harbor Road, Andrew Carlson, SE 10-: Proposed addition to existing dwelling; replacement of timber driveway curbing at 542 Stage Harbor Road, Assessors Map 14A parcel 4.

19 Dew Drive, William K & Diane T Dietrich, Trustees, Dietrich Cape Cod Trust, SE 10-: Proposed construction of additions, screened porch, deck and patio; installation of son tubes under ex dwelling and upgrade of existing septic system at 19 Dew Drive, Assessors Map 6D parcel 14.

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. 23, 2017

**Legal Ad Deadline
For the 12/28 Edition
is Thursday, 12/21 at noon**
Please email your legal ads to:
barbara@capecodchronicle.com

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The Family Pantry Seeks Toy Day Help



HARWICH— Before you know it the holidays will be upon us, fun for most of us, stressful and sad for many families in need. You can help make it a happier time. The Family Pantry of Cape Cod will be distributing toys Dec. 17 from 8:30 a.m. to noon to those in need.

Client registration for Toy Day is being accepted now through Dec. 2. Children must be verified in order to register, and parents must have a birth certificate, mass health card or passport, and need to be a pantry client with children under 15 in order to participate.

In 2016 the Pantry had 1,000 children signed up to receive toys. Toys are donated in a number of ways, private drives, business drives, personal donations, and toys for tots. Bins will be located at local businesses for toy donations like the Harwich Chamber of Commerce, 1 Schoolhouse Rd., Harwich Port; Cape Cod Five, 128 Route 137, East Harwich and 531 Route 28 in Harwich Port; William Raveis, 551 Route 28 Harwich Port; The Cooperative Bank of Cape Cod, Route

39, East Harwich; Second Glance Thrift Shop, 265 Route 28, West Harwich; Monahan and Co., Fine Jewelers, 540 Route 28, Harwich Port; Talbots, Rte. 137, East Harwich and of course they can be dropped off at the Pantry warehouse at 133 Queen Anne Rd. in Harwich, Tuesdays 10 a.m. to 3:30 p.m., Thursdays 10 a.m. to 3:30 p.m., 5 to 7 p.m. and Saturday 10 a.m. to noon. You may also make a financial donation at www.thefamilypantry.com.

All toys must be new and unwrapped, and stuffed animals are not accepted. Each child registered will receive a bag of toys, puzzles, games and new clothing. A bike lottery is held thanks to the generosity of the Armbruster family. A very generous donation from Matt Cole of Cape Associates has allowed the Pantry to expand the program and provide gifts for children up to 14 years of age. Gift cards for the older children and “tweens” are also needed, like gift cards.

For information, call 508-432-6519.

Treat Yourself At Cape Cod Technical High School Salon



HARWICH — Looking for some pampering this holiday season? Cape Cod Tech may have just the ticket.

The public is invited to visit the full-service Salon, which is run by the students and overseen by Tracy McEnroe and Melissa Jones, the instructors. A full range of services are available Tuesdays through Fridays. Besides this work in the community, the Salon serves as a wig bank for the American Cancer Society providing on average 30 wigs/year to patients at no cost. Services run the gamut from shampoo and set or cut, hair coloring, manicure, pedicure, facials, waxing and hand and/or foot treatment, all at very reasonable prices. Appointments are suggested and can be made by calling 508-432-4500, ext. 225.

After the spa treatment, walk across the hall for a terrific meal from the Hidden Cove Bistro, run by the school's culinary arts students.

Harwich COA Holiday Cooking

HARWICH— The Harwich Council on Aging will offer special holiday cooking classes in the coming weeks.

An “Easy Party Appetizers” class will be held on Thursday, Nov. 30 at 4 p.m. and will help participants learn a variety of easy-to-make appetizers that will impress guests without breaking the bank or leaving your kitchen in chaos. A Heartwarming Holiday Brunch class will be held on Thursday, Dec. 14 and participants will learn new recipes for a delicious and easy holiday brunch. Food will be sampled at each class with Chef Instructor Kay Benarock, who was trained at the Cambridge School of Culinary Arts.

The cost of each class is \$15 but you must register ahead of time with the COA. For information call the Harwich Council on Aging at 508-430-7550.

Local Businesses Support Holiday Homeless Fundraiser

CHATHAM — A local resident is working hard for the homeless this holiday season, and you can help too.

Chris Benson of Cape Cod Colonial Tables in Chatham has invited local residents and business owners to support his stepdaughter's efforts to help homeless individuals stay warm over the cold holiday season. She purchases coats, hats, gloves and other winter apparel as a way to give back to homeless people in need.

Cape Cod Colonial Tables is participating by purchasing new coats and winter items directly and then providing them to distribute. Several other business owners from Chatham have decided to contribute, and all are invited to lend a helping hand. For more information, call Benson

at 781-789-6707 or email chrisben24@gmail.com. An online fundraiser has been established at www.gofundme.com/happy-holidays-for-the-homeless.

Hospital Auxiliary Chatham/Harwich Branch Holds Meeting

CHATHAM — The Cape Cod Hospital Auxiliary Chatham/Harwich Branch will hold a meeting on Tuesday, Nov. 27 at 10 a.m. at the Chatham Community Center, including a program entitled, “Facing Aging and Options to Looking Younger, with speaker Dr. Joyce K. McIntyre. A salad luncheon will follow. The public is invited.

For more information, call 508-945-3721.

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, December 6, 2017 in the Small Hearing Room, Town Hall, at 732 Main Street, Harwich, MA to consider the following applications. The public hearing will begin at 6:00 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 2017-27 Certificate of Appropriateness (COA) has been received for 107 Parallel Street, Map 41, Parcel N3, in the MR-L Zone. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich c.131 Historic Preservation, Article I, and proposes the addition of a screen porch on the east side and an addition on the west side of the existing house. Owner and Applicant, Sheila Brennen.

Mary Maslowski,
Chairman

The Cape Cod Chronicle
Nov. 16 and 23, 2017

HARWICH RECREATION & YOUTH COMMISSION NOTICE OF PUBLIC MEETING

Recreation and Youth Commission Brooks Park Improvements Phase 5 December 12th, 2017 at 5:30 PM

The Harwich Recreation and Youth Commission will hold a Special Public Meeting on Tuesday, December 12th, 2017. The meeting will be held at the Harwich Community Center, 100 Oak Street, Harwich, Activity Room 1, for the purpose of reviewing the proposed article for Brooks Park Improvements Phase 5.

All members of the public having an interest in this topic are cordially invited to attend this meeting and provide information and testimony relevant to these proposals.

Harwich Recreation and Youth Commission
John Mahan, Chair
Frank Crowley, Vice-Chair
Vahan Khachadoorian, Treasurer
David Nixon
Janet Bowers
Lee Culver
Michael Hurley

The Cape Cod Chronicle
Nov. 16 and 23, 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, December 12, 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.

PB2017-28 Kristine Etz, as owner/applicant, seeks approval of a Use Special Permit for an Accessory Apartment pursuant to the Code of the Town Harwich §325-51.H and Article V as set forth in M.G.L c. 40A §9. The proposal seeks to convert the finished space above the garage into a 1 bedroom apartment. The property is located at 19 Squantum Path, Map 78, Parcel J2-5, in the RR and W-R Zoning Districts.

PB2017-30 Paul and Michelle Vasil, as owners, c/o William D. Crowell, Esq., representative, seeks approval to amend a Use Special Permit with waivers for an Accessory Structure with Bedrooms pursuant to the Code of the Town Harwich §325-13, §325 Attachment 1, Paragraph I, Line 1.b. and §325-51 as set forth in M.G.L c. 40A §9. The proposal seeks to construct a detached, single story structure in lieu of the previously granted special permit for a 2-story structure under case PB2017-14 on May 23, 2017. The property is located at 19 School House Road, Map 14, Parcel T7A, in the R-M 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

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Nov. 23 and 30, 2017