

The Cape Cod Chronicle's Spotlight Home Of The Week



20 Striper Lane, Chatham

Year Built: 1930

Square Footage: 2,306

Lot Size: 0.18 acres

Number of Bedrooms: 3

Number of Baths: 3F/1H

Listing Price: \$1,399,000

Listed by: Robert Paul Properties, 508-945-5553

Listing Agents: Tony Guthrie, 508-246-3236; Sharon Mabile, 508-776-4645

by Debra Lawless

"This is a beautifully-maintained home right in the center of town," says agent Sharon Mabile about this renovated house just off Main Street on a cul-de-sac.

Enter through the front door and to the left is a spacious blue and white living room with large windows, recessed lighting and a wood-burning fireplace. Pass through a dining area and you're in the up-to-date kitchen. From here you can reach the laundry, powder room and the door to the one-car garage which could be converted to a first-floor master suite, Mabile says.

Upstairs are three additional bedrooms. The largest, which has two queen-sized beds, has a private deck, a kitchenette and a bath with a skylight. Natural light fills the house all day long. Fine details include crown moldings, hardwood floors and high ceilings. A full basement has a generator hookup. The house has central air conditioning, an alarm system and is on the town sewer system.

The house has "fantastic outdoor spaces" such as the slate stone patio off the living room and the irrigated side yard.

The house also has a strong rental history. "It appeals to everyone — it's a great vacation home, a year-round home or rental investment," Mabile says.

The location offers easy access to the Mill Pond for boating and kayaking. From here it's a quick walk to band concerts, restaurants, shops and Lighthouse Beach. The house is offered furnished.

Note: Although the house is temporarily off-market, it is currently available for showings, Mabile says.

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EXTENDED COVERAGE

by Craig S. Vokey

MOST ELDERLY HIP FRACTURES OCCUR IN WARM MONTHS AND INDOORS.

Think the shorter winter days, ice and snow put your older loved one at greater risk for a fall and broken hip? Think again. A new study shows that the majority of falls occur during warm months, and a greater number of the falls happen indoors rather than out.

Falls are one of the most common health concerns facing the elderly today. And this population is the fastest growing segment of the U.S. People 65 and older are predicted to more than double in number by 2050, increasing from 39 million to 89 million.

The study found more than 55 percent of hip fractures occurred during warm months, with the highest proportion of fractures occurring in May (10.5 percent), September (10.3 percent) and October (9.7 percent). The majority (76.3 percent) of hip fractures occurred indoors, with only 23.6 percent happening outside. Of the outdoor fractures, more than 60 percent of them happened during warm months. For fractures that occurred indoors, more than 56 percent happened during warm months.

The most common reason for both indoor and outdoor hip fracture was tripping over an obstacle (43.3 percent for indoor and 57.1 percent for outdoor). Inside homes, the most common obstacle appeared to be throw rugs. For indoor fractures, the second leading cause was falling out of bed. For outdoor fractures, the second and third leading causes were being struck by or falling from a vehicle or falling on or down stairs.

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LEGAL ADVERTISING

HARWICH PLANNING BOARD LEGAL NOTICE PROPOSED ZONING AMENDMENT

In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, January 23, 2018 no earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, to consider amendments to the Harwich Zoning Codes:

ARTICLE: XX - Zoning Bylaw Article MARIJUANA ESTABLISHMENTS

To see if the Town will vote to amend the Town's Zoning Bylaw, ARTICLE V, Use Regulations, §325-10 Prohibited uses in all zoning districts, to include a new paragraph K, that would provide as follows, and further to amend the ARTICLE II § 325-2 Word usage and definitions to include, "Marijuana Establishments" as follows:

Section 325-10 Prohibited uses in all zoning districts.

K. Consistent with G.L. c.94G, § 3(a)(2), all types of non-medical "marijuana establishments" as defined in G.L. c.94G §1, including marijuana cultivators, independent testing laboratory, marijuana product manufactures, marijuana retailers or any other types of licensed marijuana-related businesses, shall be prohibited within the Town of Harwich.

Section 325-2 Word usage and definitions.

MARIJUANA ESTABLISHMENTS - Marijuana cultivators, independent testing laboratory, marijuana product manufactures, marijuana retailers or any other types of licensed marijuana-related businesses, as defined in G.L. c.94G §1.

Any person interested or wishing to be heard on these zoning proposals should appear at the time and place designated. The full text for the proposed amendments can be found on the Town Website <http://www.harwich-ma.gov/planning-board>, and in the Community Development and Town Clerk Offices at Town Hall, at the address noted above, during normal business hours.

Lawrence Brophy, Chair

The Cape Cod Chronicle
Jan. 4 and 11, 2018

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Every week, all year long, we keep you informed about all the news in Chatham, Harwich & Orleans.

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

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, January 25, 2018**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-114: Jerome and Debra Sybertz, c/o Chris Childs, 537 Route 28, Harwich Port, MA 02646, owner of property located at **23 Woodland Road**, also shown on the Town of Chatham's Assessors' Map 2B Block 76 Lot H3. 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 located 14 feet from the westerly abutter where a 15 foot setback is required. The proposed dwelling will comply with all bulk and dimensional requirements of the Bylaw, but is considered a substantial alteration and under the Second Except Clause of Section 6 of M.G.L. Chapter 40A, such substantial alteration requires the grant of a Special Permit. The existing building coverage is 735 square feet (7.9%) and the proposed building coverage is 1,400 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 9,331 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. 17-115: Salt Pond LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **26 Salt Pond Road**, also shown on the Town of Chatham's Assessors' Map 17J Block 9 Lot 1. The Applicant proposes to change, alter, or expand a nonconforming structure on a nonconforming lot via the construction of an addition. The existing dwelling is nonconforming in that it has a ridge height of 33.2 feet, which will remain unchanged, and is located 0 feet from the Coastal Conservancy District (Flood Plain ele. 14). The proposed addition and renovation will be nonconforming in that it will be located 14 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 3,579 square feet (40.1%) as approved under Special Permit No. 17-006 and the proposed building coverage is 3,627 square feet (40.6%) where 15% is the maximum allowed. The lot is conforming in that it contains 3.71 acres but is nonconforming in that it contains 8,924 square feet of buildable upland where 20,000 square feet is required in an 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. 17-116: Christopher J. and Elizabeth M. McCormick, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **66 Woodland Way**, also shown on the Town of Chatham's Assessors' Map 12K Block 28 Lot HC83. The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The proposed dwelling will comply with the all bulk and dimensional requirements of the Bylaw, but is considered a substantial alteration and under the Second Except Clause of Section 6 of M.G.L. Chapter 40A, such substantial alteration requires the grant of a Special Permit. The existing building coverage is 1,504 square feet and the proposed building coverage is 2,347 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 23,561 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. 17-117: Richard and Caroline Grant, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **56 Black Duck Landing**, also shown on the Town of Chatham's Assessors' Map 12B Block 1C Lot B4. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing garage and construction of a two story new garage in the same footprint. The existing dwelling is nonconforming in that it is located 41.1 feet from the Top of Coastal Bank (Flood Plain ele. 11) and is nonconforming in that the garage is located 21.1 feet from the easterly abutter where a 25 foot setback is required. Also on the property there is an accessory structure (shed) located 12 feet from the easterly abutter where a 25 foot setback is required. The existing and proposed building coverage is 1,707 square feet. The lot is conforming in that it contains 56,034 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. 17-118: William and Carol Monteleone, c/o Thomas Hughes, 2 Smith Lane, Brewster, MA 02631, owners of property located at **70 Tanglewood Drive**, also shown on the Town of Chatham's Assessors' Map 5H Block 4A Lot T4. The Applicant seeks to modify Special Permit No. 17-010 granted on March 23, 2017 to allow for the porch constructed under the Special Permit to be located 30.7 feet from the road rather than 32.1 feet as approved, where a 40 foot setback is required. The lot is nonconforming in that it contains 25,274 square feet where 60,000 square feet is required in the R60 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.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
Jan. 11 and 18, 2018

LEGAL ADVERTISING

**TOWN OF CHATHAM
HISTORIC BUSINESS DISTRICT COMMISSION
AGENDA
JANUARY 17, 2018**

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, January 3, 2018 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held January 3, 2018

CONTINUED HEARING: SITE IMPROVEMENTS:
17-087 Ocean State Job Lot – Application to place a metal enclosure housing an outdoor display of goods located at 1674 Main Street. Application continued from November 15, 2017, December 6, 2017, and December 20, 2017.

CONTINUED HEARING: ADDITION/ALTERATION:
17-091 Matt Swenson – Application to construct a dormer, deck, and stairway and change a 1" floor window to a door located at 1470 Main Street. Application continued from December 6, 2017, December 20, 2017, and January 3, 2018.

SIGNS:
18-001 Lily Pulitzer/c/o Plymouth Sign Co. – Application to install a new ladder board on the existing ground sign located at 483 Main Street.

18-002 Lily Pulitzer/c/o Plymouth Sign Co. – Application to install a wall sign located at 483 Main Street.

18-003 Lily Pulitzer/c/o Plymouth Sign Co. – Application to install a wall sign located at 483 Main Street.

18-004 Lily Pulitzer/c/o Plymouth Sign Co. – Application to install a wall sign located at 483 Main Street.

SITE IMPROVEMENTS:
18-005 Steve Torrisi/c/o EF Winslow Plumbing & Heating – Application to install a generator located at 1 Captains Row East.

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.mytown-government.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Daniel A. Sylvester,
Chairman

The Cape Cod Chronicle
Jan. 11, 2018

**HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE**

The Harwich Planning Board will hold a public hearing beginning no earlier than 6:30 PM on Tuesday, January 23, 2018 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 and comment or may submit comments in writing.

PB2017-32, Joshua A. & Jason D. Michniewicz, prospective owners under agreement, c/o David J. Michniewicz, P.E., representative. The application seeks approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55. The proposal seeks to construct a 6,000 SF, six-bay commercial structure and certain appurtenant site amenities for construction industry use. The property is located at 45 Main Street Extension, Map 45, Parcel H2-1, in the I-L Zoning Districts.

PB2017-33, Stephen D. & Nancy Morris, owners, c/o Dan Speakman, representative. The application with waivers seeks approval of a Use Special Permit for a detached Accessory Apartment pursuant to the Code of the Town Harwich §325-51.H and Article V Use Regulations. The proposal seeks to construct a 725 SF, one bedroom dwelling unit and a single bay garage. The property is located at 11 Oliver Snow Road, Map 24, Parcel B3-A, in R-R Zoning Districts. 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

The Cape Cod Chronicle
Jan. 4 and 11, 2018

Legal Ad Deadline is Monday at Noon

EXCEPT ON MONDAY HOLIDAYS

**when the deadline will be Friday at Noon
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barbara@capecodchronicle.com**

**HARWICH PLANNING BOARD LEGAL NOTICE
PROPOSED ZONING AMENDMENT**

In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, January 23, 2018 no earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, to consider amendments to the Harwich Zoning Codes:

ARTICLE: XX - Zoning Bylaw Article TEMPORARY MORATORIUM ON SALE AND DISTRIBUTION OF RECREATIONAL MARIJUANA

To see if the Town will vote to amend the Town's Zoning Bylaw, "Article XXII, Temporary Moratorium on the Sale and Distribution of Recreational Marijuana" as follows:

§325-134 Purpose
Paragraph A: add in the second sentence within the parenthesis after "Acts of 2016", the following "and thereafter, on July 28, 2017 by Chapter 55 of the Acts of 2017"

Paragraph B: Within the first sentence replace the phrase "a permitted use in the Town," with "specifically addressed in the Zoning Bylaw" and delete in its entirety the last sentence.

§325-135 Definitions
Add a new definition for "Marijuana Establishment" as follows: "A marijuana cultivator, independent testing laboratory, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana-related business."

Change "Marijuana Testing Facility" to "Independent Testing Laboratory" and keep the existing definition language.

§325-136 Temporary moratorium
In the second sentence, change "July 30, 2018 to "December 31, 2018"

In the third sentence, delete ", by ballot measure,"

Any person interested or wishing to be heard on these zoning proposals should appear at the time and place designated. The full text for the proposed amendments can be found on the Town Website <http://www.harwich-ma.gov/planning-board>, and in the Community Development and Town Clerk Offices at Town Hall, at the address noted above, during normal business hours.

Lawrence Brophy, Chair

The Cape Cod Chronicle
Jan. 4 and 11, 2018

**ZONING BOARD OF APPEALS PUBLIC HEARING
WEDNESDAY, JANUARY 31, 2018 AT 7:00 P.M.
GRIFFIN MEETING ROOM, HARWICH TOWN HALL
AGENDA**

On Wednesday, January 31, 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 Thursday, January 25, 2018.

Case #2017-38 (Continued from 12/27/17)

Paul Cuddy, Trustee of Harwich Commons, LLC has applied for a Temporary Change of Use to allow for the continuation of storage of construction materials being used as part of the National Grid Pipeline Project. The application is pursuant to the Code of the Town of Harwich, §325 Table 1, Use Regulations as set forth in MGL Chapter 40A §6. The property is located at 0 Halls Path, Map 86, Parcel B7 in the RR Zoning District.

Case #2017-39

Andrew M. Wang, Trustee of LSWCAPE Realty Trust, through his attorney, William Crowell has applied for a Special Permit or in the alternative, a Variance to expand a pre-existing, non-conforming single family dwelling by constructing a deck addition. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations and Table 3, Height & Bulk Regulations as set forth in MGL Chapter 40A §6 and §10. The property is located at 5 Flake Yard Road, Map 7, Parcel A43 in the RH1 Zoning District.

In other business, the Board will address the following agenda items:
* Approval of minutes from the December 27, 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
Jan. 11 and 18, 2018