

LEGAL ADVERTISING

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.mytowngovernment.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

COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 17 SM 009514 ORDER OF NOTICE

TO: Carolyn Connelly a/k/a Carolyn F. Connelly and to all persons entitled to the benefit of the Servicemembers Civil Relief Act., 50 U.S.C. App. § 3901 (et seq.): Citizens Bank, N.A., f/k/a RBS Citizens, N.A. claiming to have an interest in a Mortgage covering real property in South Chatham, numbered 2629 Main Street, given by Carolyn Connelly, to RBS Citizens, N.A., dated April 25, 2011, recorded at Barnstable County Registry of Deeds in Book 25420, Page 158, and now held by the plaintiff, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status. If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before February 12, 2018 or you will be forever barred from claiming that you are entitled to the benefits of said Act.

Witness, JUDITH C. CUTLER,
Chief Justice of said Court
on December 28, 2017
Attest: Deborah J. Patterson
Recorder

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD JANUARY 23, 2018 6:00 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: January 9, 2018

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:
Jessie's Landing/Eastward/Release Covenant & Statement of Conditions (**Continued to January 23, 2018**)

BOARD DISCUSSION:
288 Barn Hill Road/Hunter Rev. Trust/Eastward Co./Review Declaration of Protective Covenant

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
Jan. 18, 2018

TOWN OF HARWICH REQUEST FOR PROPOSALS

Implementation of a Fiscal 2019 through Fiscal 2021 Revaluation Program and for Inspectional Services of Real and Personal Property Town of Harwich, Massachusetts

The Town of Harwich is accepting written technical proposals and price proposals for consideration by the Town of Harwich for the Implementation of a Fiscal 2019 through 2021 Revaluation Update Program. Sealed proposals must be prepared in strict accordance with the RFP.

The Request for Proposals may be examined, obtained or mailed from the Town Administrator's Office from 8:30A.M. to 8:00 P.M. on Monday, 8:30A.M. to 4:00P.M. Tuesday through Thursday, and 8:30A.M. to 12:00 Noon on Friday. To request mailing, call (508) 430-7513. Sealed bids will be received in that office until 2:00 p.m. on Monday, February 5, 2018, at which time they will be publicly opened and read. For further information, contact Donna Molino, Assessing Director, at (508) 430-7503.

All bids for this project are subject to applicable bidding laws of Massachusetts, including General law Chapter 30B.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of thirty days, Saturdays and Sundays and Legal Holidays excluded, after the opening of the bids. The Town of Harwich through its Board of Selectmen reserves the right to waive any informalities and to reject any or all bids if it is in the best interest of the Town of Harwich to do so.

Christopher Clark
Town Administrator

The Cape Cod Chronicle
Jan. 18, 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

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 January 24, 2018** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicants have filed **Requests for Determination of Applicability: 7 Old Harbor Lane, Louis P & Elizabeth W Rosenthal**: Proposed construction of small addition replacing existing patio at 7 Old Harbor Lane, Assessors Map 6-1 parcel 13.

71 Stage Island Road, Denise Murphy: Proposed addition to the existing dwelling; proposed mitigation plantings at 71 Stage Island Road, Assessors Map 14A2 parcel D37.

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
Jan. 18, 2018

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA FEBRUARY 6, 2018

The Chatham Historical Commission will hold a public meeting on **Tuesday, February 6, 2018 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: 18-004 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 **19 Dew Drive**, filed by: Dan A. Speakman, 15 Speak Way, Harwich, MA 02645; for Bill & Diane Dietrich, 55 Pahray Lane, Manchester, NH 03109

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
Jan. 18 and 25, 2018