

Harwich Chamber After Hours At Cape Cod Beach Chair



Jason Labdon, owner of Cape Cod Beach Chair, addressed members of the Harwich Chamber of Commerce outside of his business next to what is reportedly the largest beach chair in the western hemisphere. The business hosted the chamber's most recent Business After Hours event. DEB DECOSTA PHOTOS



Amy Camenga, branch manager of the TD Bank in Harwich Port, with Alec Thomson of Snow and Thomson Insurance Agency, who was presented the chamber's Presidents Award at the annual meeting in recognition of the company's 100th anniversary.



Winners of this year's Best Community Improvement Award went to Lauren DiFerdinando and Luther Bates, owners of the new gallery in Harwich Port called The Nines. They converted the old Red River Print Shop and Baseball Card shop into an upscale gallery. DiFerdinando is known for her paintings involving glass and water, and Bates for his collection of original paintings and limited-edition photography.



Far Left: Tricia Debs of Susan Peavy Travel and Deb Ford of New Your Life were happy to learn that this season's Port Summer Nights begin Wednesday, July 4 and will run weekly through Aug. 29. Left: Peg Rose tells Ed Banks and Brenda Weeks hear about this year's Harwich 5K road race, sponsored by Koko Fit.



CLASSIFIEDS

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LEGAL ADVERTISING

**HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING
 WEDNESDAY, JULY 25, 2018 AT 7:00 P.M.
 GRIFFIN MEETING ROOM, HARWICH TOWN HALL
 AGENDA**

On Wednesday, July 25, 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 Monday, July 23, 2018.

Case #2018-12 (CONTINUED FROM 6.27.18)
 Bruno Visco, Trustee, et al and Sandi Conroy, Trustee, through their agent, Thomas A. Moore, have applied for a Special Permit to construct a 2 story addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 & Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 34 Braddock Street, Map 14, Parcel V18-0 in the RH-1 Zoning District.

Case #2018-16
 Ernest G. and Linda M. Crabtree have applied for a Special Permit to construct a 2nd floor addition above a detached garage to use as an accessory building with an apartment within the setbacks. The application is pursuant to the Code of the Town of Harwich, §325-51.H,

Table 1, Use Regulations and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 176 Great Western Rd., Map 37, Parcel N1 in the RL Zoning District.

Case #2018-17
 Kevin L. & Nancy K. O'Shea, through their agent, Attorney William Crowell, have applied for a Special Permit or in the alternative, a Variance to raze and reconstruct their pre-existing, non-conforming single family dwelling. 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 11 Rabbit Run, Map 4, Parcel S1-32 in the RH-1 Zoning District.

Case #2018-18
 Jane C. Bird, through her agent, Russell Bassett has applied for a Special Permit to finish the 2nd floor level adding habitable space onto a pre-existing, non-conforming single family dwelling. 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 4 Carriage Lane, Map 53, Parcel G4 in the RR Zoning District.

In other business, the Board will address the following agenda items:
 * Approval of minutes from the June 27, 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
 July 5 and 12, 2018

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

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, July 26, 2018**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 18-053: Rollins Family Trust, owners of property located at **85 Oyster Pond Furlong**, also shown on the Town of Chatham's Assessors' Map 13E Block 26 Lot R25. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a 100 square foot garden shed. The proposed shed requires the grant of a Special Permit under Section III.D.3.h. of the Protective Bylaw, as it proposed to be located 8 feet from Tabitha Terrace where a 40 foot setback is required. The existing building coverage is 1,216 square feet (11.5%) and the proposed building coverage is 1,316 square feet (12.4%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,570 square feet where 40,000 square feet is required in an R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 18-054: Across the Pond Trust, c/o Andrew L. Singer, Esq., PO Box 67, Dennis Port, MA 02639, owners of property located at **40 Seaview Street**, also shown on the Town of Chatham's Assessors' Map 15E Block 80 Lot 1A. The Applicant seeks to modify Special Permit No. 18-022 granted on April 26, 2018, which allowed for the demolition of the existing dwelling and garage and the construction of a new dwelling and garage with living space above. The Applicant now seeks to modify Special Permit No. 18-022 to allow for an alternate location of the garage. All other aspects of the approval, including the conditions imposed are proposed to remain unchanged. The existing garage is nonconforming in that it is located 6.9 feet from the westerly abutter. The proposed garage will be nonconforming in that it will be located 10 feet from the westerly abutter where a 15 foot setback is required. The building coverage approved under Special Permit 18-022 will remain 2,336 square feet (15%). The lot is nonconforming in that it contains 15,609 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 Protective Bylaw.**

Application No. 18-055: Hill & Dale Nominee Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **10 Sedge Lane**, also shown on the Town of Chatham's Assessors' Map 13M Block 47 Lot B10. The Applicants seek to construct an elevated stairway over the Coastal Bank. 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. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 18-057: RA Realty Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **10 Seacrest Village Lane**, also shown on the Town of Chatham's Assessors' Map 10E Block 51P Lot XW8. The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the interior renovation to allow for the addition of one bedroom. The applicant was granted an Amended Special Permit for a flexible development in 2011 by the Planning Board which, under Condition No. 2, limited the total number of bedrooms to 42. The lot and use will remain pre-existing nonconforming as to the number of dwellings on the property. The lot is nonconforming in that it contains 18 dwelling units where 10 are allowed. The lot contains 4.9 acres in the GB3/R20 Zoning Districts. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

Application No. 18-035: Dyan Leonard, c/o Ken Murphy, PO Box 43 West Chatham, MA 02669, 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 foot 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. Continued from May 24, 2018.**

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 CapeCod Chronicle
July 12 and 19, 2018

LEGAL ADVERTISING

**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, July 24, 2018** at 6:00 P.M. at the Chatham Town Hall Annex, located at 261 George Ryder Road Chatham, MA to consider the application of:

John W. Broderick, for approval of a definitive subdivision plan entitled: **Definitive Subdivision Plan of Land in Chatham, MA; prepared for John W. Broderick, Trustee of Cape Cod Realty Trust located: 0 Cleo Lane** showing a subdivision of land owned by: **John W. Broderick, 88 Dartmouth Avenue, Dedham, MA 02026**; plan prepared by: **Ryder & Wilcox, Inc.** dated: **May 29, 2018**; and showing: **one (1) proposed lot and the reconfiguration of the existing layout of Cleo Lane.**

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 Geaghan
Clerk

The Cape Cod Chronicle
July 5 and 12, 2018

**TOWN OF CHATHAM
HISTORIC BUSINESS DISTRICT COMMISSION
AGENDA
July 18, 2018**

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, July 18, 2018 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held June 20, 2018

MINOR MODIFICATION TO EXISTING COA:
18-053 Barnhill Properties – Application to change the previously approved ground sign on the property located at 1589 Main Street.

SIGNS:
18-063 Chatham Works/c/o Lindsay and Fred Bierwirth – Application to install a ground sign located at 323 Orleans Road.

18-064 The Shine Center/c/o Sheila Sheeran – Application to install a new ladder board on the existing ground sign located at 25 Post Office Square.

18-065 The Shine Center/c/o Sheila Sheeran – Application to install a hanging sign located at 25 Post Office Square.

ADDITION/ALTERATION:
18-062 David and Donna Carter/c/o Southern NE Windows – Application to replace seven windows in like kind on the structure located at 1440 Main Street.

18-066 Barbara Bradford & Jack Odell/c/o Southern NE Windows – Application to replace eleven windows on the structure located at 95 Depot Road Unit #17.

18-067 Chatham Shoe Boutique/c/o Effie Xenos – Application to replace steps and to install a handrail and brick entryway on the property located at 1715 Main Street Suite A.

OTHER BUSINESS:
Annual Election of Officers
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.

Dan Sylver,
Chairman

The Cape Cod Chronicle
July 12, 2018

**INFORMAL PROBATE PUBLICATION NOTICE
DOCKET NO. BA18P0909EA
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
BARNSTABLE DIVISION**

**Estate of Florence Raffaele
Date of Death: February 4, 2018**

To all persons interested in the above captioned estate, by Petition of Petitioner Herbert A. Raffaele of Harwich, MA a Will has been admitted to informal probate. Herbert A. Raffaele of Harwich, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

The Cape Cod Chronicle
July 12, 2018

**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, July 18, 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 **Notice of Intent:**

Jeffrey King, 30 Lothrop Ave, Map 11 Parcel M6. The construction of a wooden deck at the back of the house and minor alterations to eliminate water from entering the basement entry.

James and Janice Di Stasio, 19 & 25 Bonnie Ln, Map 16 Parcels C1-2 & C1-1. Construction of a single family dwelling with driveway, septic system, utilities and hardscaping.

William and Judith Barnatt, 24 Wychmere Harbor Drive, Map 15 Parcel E4-6. Invasive species management and reconstruction of existing in-ground timber steps.

Robert and Darlene Turner, 18 Strandway, Map 1 Parcels J1-5A & J1-90. Raze existing dwelling, accessory structure and hardscape. Construct new dwelling, accessory structure, driveway, pool, hardscape, grading and landscaping. Remove invasive plant species and restore bank with native plant species. Rebuild the stone revetment.

Shirley Sullivan, 72 Julien Rd, Map 16 Parcel X2-6. Remove existing deck and construct a 16'x18' addition with associated landings and steps.

Rick Vayo, 89 & 91 Sequattom Rd, Map 101 Parcels W4-2, W5, X2. Removal of existing dwelling. The new dwelling will be outside of the 100' buffer. Disturbed area to be filled, graded and planted.

Neal Winneg, 0 Deep Hole Rd, Map 17 Parcel A1-65. Reconstruct boathouse and deck.

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

Bradford Chase,
Chairman

The Cape Cod Chronicle
July 12, 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, July 24, 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 comment or may submit comments in writing.

PB2018-26 Allen Harbor Marine Service, Inc., applicant (Grey Neck Road Realty Trust, owner), c/o Bradford P. Malo, P.E., seeks approval of a Site Plan Review Special Permit, with waivers, pursuant to the Code of the Town Harwich §325-55 for the proposed storage of boats, including boat stands and trailers at property located at 221 & 225 Route 28, Map 14, Parcels W1-1 and W3-2, respectively, in the CH-1 Zoning District.

PB2018-27 Road Name Change: Consideration and approval for changing the name of a currently un-named road to either Strout Road, Gershom Road or Small Road pursuant to §400-10.C.3 of the Code of the Town of Harwich, and MGL Ch. 85 §§3 and 3B and Ch. 41 §74. The road, once a portion of Queen Anne Road, is located off of Depot Road in East Harwich, Assessors Map 74.

All documents related to the above case(s) are on file with the Planning Department and the Town Clerk, 732 Main Street 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 legal notice.

James Atkinson,
Vice Chairman

The Cape Cod Chronicle
July 5 and 12, 2018

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