

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, December 20, 2018**, starting at **3:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 18-096: AF LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of the property located at **157 Stony Hill Road**, also shown on the Town of Chatham's Assessors' Map 14H Block 13 Lot E2. The Applicant seeks to modify Special Permit No. 17-057 granted on July 20, 2017, which allowed for the construction of a new commercial structure and two 1-bedroom apartments incidental to the commercial use. Due to an error in the site plan, the applicant now seeks to have the new structure located 29.8 feet from Enterprise Drive where 30 feet is required. The existing structure was nonconforming in that it was located 29.7 feet from Enterprise Drive. All other aspects of the previous approval will be the same. The lot contains 20,944 square feet in a GB3 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 14 and VIII.D.2.b. of the Protective Bylaw.**

Application No. 18-093: Ocinneide Properties 2 LLC, c/o Andrew L. Singer, Esq., PO Box 67, Dennis Port, MA 02639, owner of property located at **356 Stage Harbor Road**, also shown on the Town of Chatham's Assessors' Map 14C Block 45 Lot 42A. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The existing dwelling is nonconforming in that it is located 13.7 feet from the road and 21.8 feet from the northwesterly abutter. The proposed dwelling will be nonconforming in that it will be located 15 feet from the road where a 40 foot setback is required. The existing building coverage is 1,924 square feet (10.1%) and the proposed building coverage is 2,741 square feet (14.4%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 19,053 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. 18-068 41 Seaview Terrace Real Estate Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **41 Seaview Terrace**, also shown on the Town of Chatham's Assessors' Map 15E Block 67 Lot B1. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the conversion of the existing garage into a family occupied one (1) bedroom guest unit. The Applicant is seeking a waiver as allowed under Section VII.B.12.d. of the additional land area requirement for a one (1) bedroom guest unit. The existing dwelling is nonconforming in that it has a northerly abutters setback of 11.9 feet where 15 feet is required. The building coverage will remain nonconforming at 1,275 square feet (20.4%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 6,249 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 9 and Section VIII.D.2.b. of the Chatham Protective Bylaw. Continued from September 13, 2018 and October 25, 2018.**

Application No. 18-060: 782 Main Chatham LLC, c/o Benjamin Zehnder, Esq., PO Box 2300, Orleans, MA 02653, owners of property located at **784 Main Street**, also shown on the Town of Chatham's Assessors' Map 14E Block 36 Lot 55. The Applicant seeks to enlarge, extend, or change a nonconforming structure and use on a nonconforming lot via the demolition of the existing structure containing four (4) apartments incidental to a commercial use and the construction of a new structure containing three (3) apartments incidental to a commercial use. Also proposed is the construction of a three car garage. The existing mixed use structure located at 782 Main Street will remain unchanged. The existing structure is nonconforming in that it is setback 8.9 feet from the westerly abutter and 14.7 feet from the easterly abutter. The proposed structure will be nonconforming in that it will be 12.1 feet from the westerly abutter where 15 feet is required. The existing lot coverage is 10,971 square feet (60%) and the proposed lot coverage is 12,729 square feet (69.6%) where 70% is the maximum allowed. The parking is and will remain nonconforming within the westerly abutters setback at 7.5 feet and within the easterly abutters setback at 5.3 feet where 10 feet is required. The lot is nonconforming in that it contains 18,282 square feet where 50,000 square feet is required for the existing uses in the GB2 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 & 9 and Sections V.B. & VIII.D.2.b. of the Protective Bylaw.** Under **Application No. 18-061**, the Applicant seeks a Dimensional Variance from the required 15 foot abutters setback, the floor area requirement that 51% be utilized as commercial space and the land area requirement for three (3) apartments incidental to a commercial use to allow for the construction of the of the new structures 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. Continued from August 9, 2018 August 23, 2018, September 27, 2018 and November 1, 2018.**

Other Business:

1. Discussion and vote on proposed revisions to the Zoning Board of Appeals Rules and Regulations, specifically Section II.A. and Section V.E., as well as updates changing dates and references to Appendices to have consistency throughout the Rules and Regulations.
2. Approval of minutes
3. Election of Officers
4. 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
Dec. 6 and 13, 2018

TOWN OF CHATHAM HISTORIC BUSINESS DISTRICT COMMISSION AGENDA

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, December 19, 2018 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:

Meeting held December 5, 2018

DEMOLITION/NEW CONSTRUCTION:

- 18-097** **433 Main Street LLC c/o Ronald Rudnick** – Application to demolish the dwelling unit located at 427 Main Street.
- 18-098** **433 Main Street LLC c/o Ronald Rudnick** – Application to construct a new dwelling unit located at 427 Main Street.
- 18-099** **433 Main Street LLC c/o Ronald Rudnick** – Application to demolish the dwelling unit located at 435 Main Street.
- 18-100** **433 Main Street LLC c/o Ronald Rudnick** – Application to demolish a new dwelling unit located at 435 Main Street.

ADDITION/ALTERATION:

- 18-102** **Chatham Inn at 359 Main /c/o Jeff Ippoliti** – Application to construct and addition at the rear of the structure located at 359 Main Street.

ADMINISTRATIVE APPROVALS/EXEMPTIONS FOR RATIFICATION:

- 18-101** **W.A. Hojniski** – Application to enlarge the dormer and remove a skylight on the structure located at 442 Main Street.

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.

Dan Sylvester,
Chairman

The Cape Cod Chronicle
Dec. 13, 2018

TOWN OF HARWICH NOTICE OF VACANCY MONOMOY REGIONAL SCHOOL COMMITTEE HARWICH MEMBER ALL APPLICANTS WILL BE CONSIDERED

The Harwich Board of Selectmen and the Monomoy Regional School Committee is interested in appointing an *Interim member* from Harwich to the Monomoy Regional School Committee. The term of this appointment is effective until the Annual Town Election in May, 2019. Letters of interest are due by January 2, 2019. Interviews to fill the position will be held jointly by the Board of Selectmen and the Monomoy Regional School Committee on Monday, January 7, 2019.

TO APPLY: All those having an interest in serving on this committee can submit a letter of interest or fill out a Citizens Committee Vacancy Form available at the Office of Selectmen, 732 Main Street, Harwich or on the Selectmen's Home Page on the Town website.

Harwich Board of Selectmen
Monomoy Regional School Committee

The Cape Cod Chronicle
Dec. 13, 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 December 19th, 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 **Request for Determination of Applicability:** **Jason Tribush, 64 Deep Hole Rd, Map 16 Parcel M5.** Addition and new deck.

The following applicants have filed a **Notice of Intent:** **Town of Harwich, Hinckley's Pond, Map 91 Parcel K4.** The treatment of Hinckley's Pond with aluminum sulfate/sodium aluminate to bind phosphorus.

Ken & Brenda Weeks, 116 South St, Map 21 Parcel G1-7. Storage of 800 lobster traps from November 1st until May 31st annually.

Rick Vayo, 85 Sequattom Road, Map 101 Parcel W3-2. Bulkhead and boathouse reconstruction, dock construction, access path, stair relocation, tree cutting and site restoration.

Davenport Companies, 0 Main Street, Map 47 Parcel G3-3. Construction of a 2-Family dwelling.

Benjamin & Rita Stevens, 19 Wequassett Rd, Map 5 Parcel K1-41. Covered patio.

Kathleen Korrane, 17 Kildee Rd, Map 13 Parcel S2-36. New septic system, retaining wall, driveway additions.

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

Bradford Chase,
Chairman

The Cape Cod Chronicle
Dec. 13, 2018

NOTICE OF PUBLIC HEARING TOWN OF HARWICH BOARD OF SELECTMEN APPLICATION FOR LIQUOR LICENSE TRANSFER OF LICENSE

Notice is hereby given under Chapter 138 of the General Laws as amended that application has been made to this Board for a transfer of the Annual, Package Store, Wine & Malt Beverages License and Seasonal, Package Store, All Alcoholic Beverages License now held by Charles J. Weiss d/b/a 7-Eleven 3443A, 5 Route 28, West Harwich, MA, Charles J. Weiss, Manager to Syed Ali Naqvi d/b/a 7-Eleven 3443A, 5 Route 28, West Harwich, MA, Syed Ali Naqvi, Manager on the following described premises located at 5 Route 28, West Harwich, MA: One large retail sales floor, a small back room and an 11 door cooler. 1,350 total square footage with 2 entrances and 3 exits.

The Board of Selectmen will hold a hearing upon the application on Monday, December 17, 2018 no earlier than 6:30 p.m. in the Donn B. Griffin Room at Town Hall, 732 Main Street, Harwich, at which time all interested parties will be heard.

Board of Selectmen
Local Licensing Authority

The Cape Cod Chronicle
Dec. 13, 2018



Early Legal Ad Deadline

December 27, 2018 and January 3, 2019 editions will be printed early.

The early deadline for these two editions are as follows:

December 27, 2018 edition deadline: December 20 at noon

January 3, 2019 edition deadline: December 27 at noon