

Community News

Lifetime Learning Winter/Spring Session

ORLEANS—The 2019 Friends of Snow Library Lifetime Learning Winter/Spring Session, with 21 new courses, begins on Monday, Feb. 25. Courses run on a staggered schedule through mid-May. There is a suggested donation of \$10 per course, or \$35 for four courses. There are one to six classes per course.

One class, one-day courses begin on March 5 when Dan Wolf returns with “What’s in the News with Dan Wolf.” March 6, Pulitzer Prize winning journalist Eileen McNamara discusses her new book, “Eunice: The Kennedy Who Changed the World.” The other one-day courses are “Eco-Gardening Like the Prince” on April 5; “Chief Justice John Roberts’ Supreme Court: A Retrospective” on May 13 and

“America’s Misunderstood Presidents, Part One: Ulysses S. Grant” on May 15.

The multi-day courses include “Perpetual War;” “The Road to the Civil War;” “Education Wars: The Supreme Court and the Public Schools;” and “Afghanistan: The Untamable Kingdom.”

“Seals, Sharks and Safety on the Beaches: Current Research and Results” will be a multi-day course likely to be popular.

A complete listing is available along with registration forms at Snow Library, area libraries, council on aging centers and on the library website at www.friendsofsnowlibrary.org. Register at Snow Library or by mail.

WE CAN Hosts Valentine’s Lunch

CHATHAM—WE CAN will host a benefit luncheon on Valentine’s Day to celebrate women entrepreneurs who participate in WE CAN’s GROW (Get Results from Others’ Wisdom) program. Tickets are \$75.

There will be a champagne reception, followed by an elegant lunch and short program. Speakers will include two women entrepreneurs who benefited from the GROW program, program facilitator Virginia Auciello Sullivan and WE CAN Program Director Elisa Wilson. WE CAN Board President Lori

Pinard will give brief opening remarks.

WE CAN’s GROW is a facilitated peer mentoring forum to empower women with the support and tools they need to be successful in growing their business. Each facilitated GROW group has from six to eight women business owners who meet monthly for six months to share their experiences, knowledge and goals.

The event will be held on Thursday, Feb. 14 from noon to 2:30 p.m. at Chatham Bars Inn. For more information call 508-430-8111.

No Wait For Books At Chase Library

WESTHARWICH—Looking for a good book to read? Tired of waiting for the book you want to read? Come to Chase Library where lots of bestsellers are available on the shelf or have short waiting lists. A few popular selections are “Tony’s Wife” by Adrianna Trigiani, “Becoming” by Michelle Obama and “Where the Crawdads

Sing” by Delia Owens. Library hours are Tuesday 10 a.m. to 4 p.m. and Saturday 10 a.m. to 2 p.m. Call 508-432-2610 for further information. There is also an on-going book sale during open hours.

Chase Library is located at 7 Route 28. Parking is behind the restaurant next door.

Blanchard To Give Demonstration

HARWICH—The Guild of Harwich Artists will hold a meeting and free demonstration by artist Julie Blanchard on Saturday, Feb. 16 at 2 p.m. The public is invited and refreshments will be served.

Blanchard often paints outdoors (en plein air) using strong color and a variety of techniques to capture the mood and feeling of the day. She is a juried master artist of the Cape Cod Art Center, an artist member of the Creative Art Center in Chatham and the Cultural Center of Cape

Cod and regularly exhibits throughout New England. She is a Signature Member of the New England Watercolor Society and Associate Member of the National Watercolor Society. Her work can be seen at www.freshpaintgalleryonline.com and at Fresh Paint Studios at the Cultural Center of Cape Cod in South Yarmouth.

For more information, including GHA member application, visit www.guildofharwichartists.com/.

Valentine’s Day Luncheon, Concert

CHATHAM—On Monday, Feb. 11 at noon, the Chatham Council on Aging will host a My Country Valentine luncheon and concert, featuring Yesterday’s Country Band. All are welcome.

On the menu for lunch will be pesto and mozzarella stuffed chicken with a roast-

ed tomato sauce, roasted Mediterranean vegetables and dark chocolate cake with raspberry sauce for dessert. Reservations are required. Transportation is available. Tickets are \$9. Call 508-945-5190 to reserve a spot.

LEGAL ADVERTISING

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, February 20, 2019** 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 file a **Request for Determination of Applicability**: Jason Tribush, 64 Deep Hole Road, Map 16 Parcel M5. Addition, new deck and minor grading.

The following applicants have file a **Notice of Intent**: Town of Harwich, Red River Beach, Map 17 Parcel Z1-B. Extend existing revetment.

The Cape Cod Chronicle
Feb. 7, 2019

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

HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, FEBRUARY 27, 2019 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, February 27, 2019 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, February 25, 2019.

Case #2019-01

Jeffrey Merzel has applied for a Special Permit to construct a 3-season porch addition 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 12 Lincoln Village Road, Map13, Parcel W1-27 in the RH-1 Zoning District.

Case #2019-02

63 Sisson Road Holdings, LLC, through its agent, Attorney William Crowell has applied for a Special Permit to build a deck onto a pre-existing, non-conforming dwelling. The application is pursuant to the Code of the Town of Harwich, §325-A (2)(c), as set forth in MGL Chapter 40A §6. The property is located at 6 Cross Street, Map 14, Parcel S10 in the CV/RM Zoning District.

In other business, the Board will address the following:
* Approval of minutes from the January 30, 2019 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](tel: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
Feb. 7 and 14, 2019

Continued on Next Page

CLASSIFIEDS

Are you looking for a job? Looking for a house to rent?

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CHATHAM PLANNING BOARD LEGAL NOTICE

In accordance with the provisions of Massachusetts General Laws, Chapter 40A, Section 5, the Chatham Planning Board will hold a public hearing on **Tuesday, February 26, 2019 at 6:00pm** in the Town Hall Annex Large Meeting Room, 261 George Ryder Road, Chatham, MA to take public comments on the following proposed amendment to the Protective (Zoning) Bylaw:

Article XX- Protective (Zoning) Bylaw Article ACCESSORY DWELLING UNIT (ADU)

~~Strikethrough~~ indicates language proposed for deletion
Underline indicated language proposed for inclusion
Bold Italicized Words are defined in the existing Bylaw

To see if the Town will vote to amend the Town of Chatham Protective Bylaw by adding a new Section VII.B.19 Accessory Dwelling Unit (ADU), to read as follows and to amend Appendix I Schedule of Use Regulations, Section II Definitions, and Section III District Regulations to include "Accessory Dwelling Unit" as follows or to take any other action relating thereto:

Permitted or Specially Permitted in the R-60, R-40, R-40A, R-30, R-20, R-20A, SB and for legally pre-existing nonconforming and special permitted single family dwellings in the GB District as follows:

1. Purpose and Intent of the Accessory Dwelling Unit is to:
 - a. Broaden the range of housing opportunities for households of all incomes, ages and sizes in order to support a strong, stable and diverse year-round community, a viable healthy local workforce and to prevent the displacement of Chatham residents. Other common names for ADUs are accessory apartments, in-law apartments, family apartments and secondary units.
 - b. Promote a more economic and energy efficient use of the Town's housing supply while maintaining the appearance and character of the Town's single family neighborhoods.
 - c. Encourage greater diversity of population with particular attention to young adult citizens and to allow for "aging in place" for our senior citizens.
2. Definitions:

Accessory Dwelling Unit (ADU): An Accessory Dwelling Unit is a **Dwelling Unit** incorporated within a lawful principal single-family dwelling or within a detached building accessory to and on the same lot as a lawful principal single-family dwelling use, which ADU shall be clearly subordinate in design to that principal single-family dwelling use to which it is accessory.

Dwelling Unit: One (1) or more rooms designed to be used as separate living quarters, with cooking, sleeping and sanitary facilities for one (1) family.
3. Requirements:
 - a. An ADU constructed within a single family dwelling on a conforming lot shall be permitted as a "By Right" use and shall meet all requirements of the Town of Chatham Protective Bylaw. No more than (10) By Right Permits shall be granted within a twelve (12) month period, January 1st to December 31st and the number of permits shall be counted according to projects approved.
 - b. A Special Permit from the Zoning Board of Appeals is required in the following instances and no more than (10) Special Permits shall be granted by the Special Permit Granting Authority for the construction of an ADU within a twelve (12) month period January 1st to December 31st and the number of permits shall be counted according to projects approved.
 - i. An ADU is constructed within a detached accessory structure- not attached to a single family dwelling.
 - ii. The subject property is preexisting non-conforming.
 - iii. The construction of an ADU will not comply with the requirements of the Town of Chatham Protective Bylaw Schedule of Dimensional Requirements. The Special Permit Granting Authority shall have the authority to waive the dimensional requirements of the Protective Bylaw except Building/Structure Setbacks and Building Height requirements.
 - c. When a Special Permit from the Special Permit Granting Authority is required the Special Permit Granting Authority shall address at a minimum the Special Permit Criteria outlined in Section VIII.C.4. of the Protective Zoning Bylaw.
 - d. The Building Commissioner/Chief Zoning Officer shall administer and enforce the provisions of this section unless a Special Permit is required then the Zoning Board of Appeals will be the Special Permit Granting Authority.
 - e. ADUs shall not be eligible for zoning use variances, or for zoning dimensional variance relief proposing to increase the allowable number of ADUs on a lot.
 - f. The construction of an accessory dwelling unit must be in conformity with the State Building Code, Title V of the State Sanitary Code and lawful under all other provisions of applicable town health, building, zoning and other local laws and regulations.
 - g. Prior to the issuance of a building permit or Special Permit for an ADU, site plans, floor plans and elevations shall be submitted showing the proposed inte-

rior and exterior changes to existing buildings or new building and improvements on a lot associated with a proposed ADU.

4. Use and Dimensional Requirements:

The Building Commissioner may issue a Building Permit or the Zoning Board of Appeals may issue a Special Permit authorizing the installation and use of an Accessory Dwelling Unit within a lawful existing or new single-family dwelling to which the ADU is accessory, or in a new or existing detached building accessory to and on the same lot as the principal dwelling subject to the following:

- a. Only one ADU is permitted for each lot and is not allowed if there is an existing guest house on site.
 - b. The ADU shall be a complete, separate housing keeping unit containing both a kitchen and a bath.
 - c. An ADU shall be clearly subordinate in use, size and design to the principal single family dwelling. An ADU shall be designed so that, to the maximum extent practical, the appearance of the property on which it is to be located remains that of a single-family residential property and the privacy of abutting properties is maintained, considering the following: building architectural details, roof design, building spacing and orientation, building screening, door and window location, and building materials.
 - d. The ADU shall contain no more than two bedrooms and in no event be greater than 900 square feet. Once an ADU has been added to a single family dwelling or lot, the accessory dwelling unit shall not be enlarged.
 - e. At least one (1) off street parking space in addition to that required for the principal single family dwelling is required for each ADU. All parking for ADUs shall be off street.
 - f. The Board of Health must have documented to the Building Commissioner that sewage disposal will be satisfactory provided for in accordance with the provisions of Title 5 and local Board of Health regulations, including provisions for an appropriate reserve are on the site. The principal dwelling unit and accessory dwelling unit shall meet all wastewater requirements for the combined number of bedrooms/wastewater flow on the lot.
 - g. An ADU is not intended for sale or transfer separate and apart from the principal dwelling to which it is an accessory use. The principal dwelling, the ADU and the lot on which they are located shall remain in common or single ownership and shall not be severed in ownership.
 - h. The principal dwelling or the accessory dwelling unit will be used as the principal residence of the owner and the remaining dwelling will be leased for a minimum of a twelve (12) consecutive months, with no subletting to occur and is prohibited from any use as rental units on a monthly, weekly or daily basis including, but not limited to, seasonal rental and rental through vacation rental services and websites. An ADU shall not be used for boarding and lodging, or other commercial use.
 - i. An ADU does not require a minimum acreage of buildable upland.
 - j. An ADU and principal dwelling shall share common septic/ wastewater and water service facilities.
 - k. The ADU shall become the principal residence of the renter within 30 (thirty) days of occupancy of the ADU.
 - l. An ADU that is granted By Right as outlined in Section 3.a. of this bylaw shall have a permanent occupancy of not more than two (2) persons per bedroom.
5. Monitoring
- a. Prior to the issuance of a building permit or a Special Permit, a certificate in the form of a notarized affidavit to verify that the owner is or shall be in residence in one of the units shall be submitted in the case of a By Right unit to the Building Commissioner or in the case of a Special Permit to the Special Permit Granting Authority.
 - b. The property owner shall be required to file an affidavit with the Building Commissioner annually on or before January 31st, stating that either the principal dwelling or the accessory dwelling unit will be used as the principal residence of the owner and a lease must be submitted to the Building Commissioner stating that the remaining dwelling will be leased for a minimum of a twelve (12) consecutive months, with no subletting to occur.
- Alternatively, if there are extenuating circumstances where the property owner cannot rent out the ADU, the property owner may provide a notarized affidavit to the Building Commissioner stating that the ADU will remain unoccupied for a period of not more than one (1) year.
6. Enforcement:
- a. If a property owner is actively seeking to rent but has not readily engaged a lessee, the owner must supply evidence every thirty (30) days, satisfactory to the Building Commissioner, proving that the owner is actively seeking a lessee. If the Building Commissioner determines that the owner is not actively seeking a lessee, the Building Commissioner shall then make a determination as to whether the owner has failed to

comply with the provisions of this Bylaw.

- b. If a determination has been made that the owner failed to comply with the provisions of this Bylaw or the termination of occupancy by the owner of the subject property shall be evidence that the rights and benefits conferred under the building permit or Special Permit were abandoned or otherwise surrendered and discontinued by the owner and all such rights and benefits shall lapse and the elements that make the accessory dwelling unit a separate dwelling unit shall be removed from the property within 90 days of said final determination, with the owner to comply with all requirements of the State Building Code and the Protective Zoning Bylaw in removing all elements determined to be unpermitted.
- c. In addition, failure of the owner to comply with the provisions of this Bylaw shall be punishable by fine as established by Section VIII E Penalty the Chatham Protective Bylaw which states that any person, firm or corporation violating any section or provision of this Bylaw shall be fined not more than one hundred (100) dollars for each offense. Each day that such offense continues shall constitute a separate offense.

7. Amnesty:

In an effort to meet local housing needs, real property containing an accessory dwelling unit, as described in this Section, for which a validly issued Variance, Special Permit, Building Permit, or Occupancy Permit does not exist, may apply to the Building Department or the Special Permit Granting Authority for a Special Permit to legally continue the use as an accessory dwelling unit.

To qualify for amnesty under this Section, the unlawful accessory dwelling unit must be a single accessory dwelling unit that is accessory to a single-family dwelling or detached accessory structure and must have been in existence prior to the date of adoption of this bylaw. It shall be the burden of the applicant to prove to the Building Department in the case of By Right and to Special Permit Granting Authority in the case of a Special Permit that the unlawful apartment was in existence before that date.

The amnesty provisions of this bylaw shall expire on and shall no longer be available after five years from the passage of this bylaw.

(5/13/19 ATM)

Amend Appendix I Schedule of Use Regulations as follows:

R60	*R40 R40A	R30	R20	R20A	SB	GB	I	M/C	M
P ⁷	P ^{7,8}	X	X	X					

- ⁷ In certain cases, a Special Permit is required pursuant to Section VII.B.19 of the Protective Bylaw. (5/13/19ATM)
- ⁸ Allowed for legally pre-existing nonconforming and special permitted single family dwellings in the GB zones. (5/13/19 ATM)

Amend Section II Definitions including the renumbering of subsection B accordingly to account for adding the new definition as follows:

37. "DWELLING UNIT, ACCESSORY (ADU)" incorporated within a lawful principal single-family dwelling or within a detached building accessory to and on the same lot as a lawful principal single-family dwelling use, which ADU shall be clearly subordinate in design to that principal single-family dwelling use to which it is accessory.

Amend Section III C. District Regulations including the renumbering of subsection C accordingly to account for adding lines as follows:

1. R60, R40, R40A (5/16/01 ATM), R30, R20 – Residential Districts
 - a. Standard Permitted Uses
 1. Accessory Dwelling Unit*

* In certain cases, a Special Permit is required pursuant to Section VII.B.19 of the Protective Bylaw.
2. R20A Residential (Apartment) District
 - a. Standard Permitted Uses
 1. Accessory Dwelling Unit*

* In certain cases, a Special Permit is required pursuant to Section VII.B.19 of the Protective Bylaw.
3. SB Small Business District
 - a. Standard Permitted Uses
 1. Accessory Dwelling Unit*

* In certain cases, a Special Permit is required pursuant to Section VII.B.19 of the Protective Bylaw.
4. GB General Business Districts GB1, GB2, GB3
 - a. Standard Permitted Uses
 1. Accessory Dwelling Unit *

* In certain cases, a Special Permit is required pursuant to Section VII.B.19 of the Protective Bylaw.

Continued from Page 41

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 <https://www.chatham-ma.gov/planning-board>, in the Community Development Office located at the Town Hall Annex, 261 George Ryder Rd and Town Clerk Office located at Town Hall, 549 Main Street, during normal business hours.

Kathryn Halpern,
Chair

The Cape Cod Chronicle
Feb. 7 and 14, 2019

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 February 13, 2019** 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: 9 Windmill Lane, Andrew Greenwald:** Proposed Invasive plant removal followed by planting of native plant material at 9 Windmill Lane, Assessors Map 16A parcel H10.

The following applicants **have filed Requests to Amend an Existing Order: 70 Judges Way, Evert & Joyce Huizing, SE 10-3222:** Request to Amend an existing Order under SE 10-3222 to include re-construction of a permanent timber viewing platform at toe of bank and installation of set of seasonal set of stairs at 70 Judges Way, Assessors Map 11B parcel R6.

110 Old Salt Works Rd, Goodrich Chatham Realty Trust, SE 10-3263: Request to Amend an existing Order under SE 10-3263 to include proposed installation of 108 sq ft deck at 110 Old Salt Works Rd, Assessors Map 13M parcel C25.

The following applicants **have filed Notices of Intent: 155 Mill Creek Road, Denis Linnane, SE 10-:** Proposed construction, retention and maintenance of revetment/ bulkhead to stabilize the existing vegetated, coastal bank at 155 Mill Creek Road, Assessors Map 4C parcel 9.

59 Chase Street, Dan and Martha Gregory- applicants, It's for H.E.R., LLC-owner, SE 10-: Proposed demolition of existing dwelling; construction of a new dwelling; installation of pool and cabana; driveway construction and hardscaping; removal of invasive vegetation and restoration of are with native plant material at 59 Chase Street, Assessors Map 16C parcel C5.

89 Mooncussers Lane, Restated Trust Agreement, Robin Comfort, Trustee, SE 10-: Proposed construction of a retaining wall at 89 Mooncussers Lane, Assessors 11A parcel 16.

75 Holway Street, Robert and Joan Anne Barsamian, SE 10: Proposed construction of a building addition at 75 Holway Street, Assessors Map 17C parcel 22.

22 Frost Fish Hill & 497 Orleans Rd, Frost Fish Hill Nominee Trust, Daniel and Kathleen Murphy, SE 10: Proposed Construction of a swimming pool and retaining wall at 22 Frost Fish Hill and 497 Orleans Rd, Assessors Map 13-l parcel EC1 (#22) and Map 13-l parcel 4.(#497)

0 Claffin Landing, 296, 324,332,340,346,356,366,374,380,390 & 400 Shore Road, CBI Owner, LLC, SE 10-: Proposed site improvements at 0 Claffin Landing, 296, 324, 332, 340, 346, 356,366,374,380,390 & 400 Shore Road, Assessors Map & parcels 16E/F13, F1 & D3; Assessors Map and parcels 16F/E2, E3,E4, E5, E6, E7 and E8.

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
Feb. 7, 2019

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 Monday, February 11, 2019 at 6:00 pm in the Large Meeting Room at the Town Hall Annex, 261 George Ryder Road to consider an amendment to the Board of Selectmen's *Local Alcoholic Beverages Licensing Regulations* regarding proposed fees for Special One Day Licenses.

All interested parties are encouraged to attend.

Dean P. Nicastro, Chairman
Cory J. Metters, Vice Chairman
Peter Cocolis, Clerk
Shareen Davis, Selectman
Jeffrey S. Dykens, Selectman
Board of Selectmen

The Cape Cod Chronicle
Jan. 31 and Feb. 7, 2019

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, February 14, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 18-102: Ross Dowd and Marnie Hrones, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at 39 Elphamets Lane, also shown on the Town of Chatham's Assessors' Map 16C Block 32 Lot 7C. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition. Also proposed is the removal of a 55 square foot shed. The existing dwelling is nonconforming in that it is setback 13.4 feet from the northerly abutter where a 15 foot setback is required and 1.2 feet from the Coastal Conservancy District (Flood Plain ele. 11) where 50 foot setback is required. The proposed addition will be nonconforming in that it will be located 9.7 feet from the Coastal Conservancy District. The existing building coverage is 1,391 square feet (15.9%) and the proposed building coverage is 1,643 square feet (18.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 13,320 square feet with 8,729 square feet of buildable upland 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. 18-090: William and Betina Shakespeare, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owners of property located at 87 Mooncussers Lane, also shown on the Town of Chatham's Assessors' Map 11A Block 16A Lot F11. 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 22 feet from the Coastal Conservancy District (Flood Plain ele. 11). The proposed addition will be nonconforming in that it will be located 35 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,882 square feet (5.8%) and the proposed building coverage is 2,678 square feet (8.1%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 120 feet of frontage where 150 feet is required. The lot contains 62,582 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 Sections V.B of the Chatham Protective Bylaw. Continued from December 6, 2018 and January 10, 2019.**

Application No. 19-001: Patricia B. Newman Revocable Trust, c/o Thomas A. Moore, PO Box 2124, Brewster, MA 02631, owner of property located at 30 Forest Beach Road Extension, also shown on the Town of Chatham's Assessors' Map 2B Block 91 Lot 47. 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 13.3 feet from the southerly abutter. The proposed dwelling will comply with all bulk and dimensional requirements of the Bylaw. The existing building coverage is 1,277 square feet (8.1%) and the proposed building coverage is 2,252 square feet (14.4%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,680 square feet where 20,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 Section V.B. of the Protective Bylaw.**

Application No. 19-002: The Stage Harbor Nominee Trust, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at 21 Port Fortune Lane (Parcel A), also shown on the Town of Chatham's Assessors' Map 13A Block 10 Lot 18. The Applicant proposes to locate an accessory use and structures (shanty and pier) to a single family dwelling on an unimproved lot. Footnote 3, of Appendix I, Schedule of Use Regulations, of the Protective Bylaw, requires that accessory uses be located on the same lot as a principal use, except that the Zoning Board of Appeals may grant a Special Permit to locate such a use on an unimproved lot, provided that it is for private, non-commercial use and meets the criteria set forth in Section VIII.C.4 of the Protective Bylaw. The property contains 20,400 square feet in an R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and 9 and Sections V.B. and VIII.D.2.b. of the Protective Bylaw.**

Application No. 19-003: Peter A. Smith and Linda Mahoney, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at 38 Wilkey Way, also shown on the Town of Chatham's Assessors' Map 17D Block 17 Lot F5. 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 34.2 feet from the road where a 40 foot setback is required and 3 feet from the easterly abutter where a 25 foot setback is required. The proposed dwelling will comply with all bulk and dimensional requirements of the Bylaw. The existing building coverage is 1,802 square feet and the proposed building coverage is 2,792 square feet where 2,850 square feet is the maximum allowed. The lot is nonconforming in that it contains 20,282 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 Section V.B. of the Protective Bylaw.**

Application No. 19-005: Richard and Marie Soffey, c/o David Burnie, Jr., 3 Wilma Way, Harwich, MA 02645, owner of property located at 17 Seaview Street, also shown on the Town of Chatham's Assessors' Map 15E Block 4 Lot 14. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a conforming lot via the installation of a new foundation and the construction of additions. The existing dwelling is nonconforming in that it is located 6.7 feet from the westerly abutter and 15.2 feet from the road. The proposed additions will be nonconforming in that they will be located 6.7 feet from the westerly abutter where a 15 foot setback is required and 5.4 feet from the road where a 25 foot setback is required. The existing lot coverage is 3,203 square feet (22.6%) and the proposed lot coverage is 4,189 square feet (29.5%) where 90% is the maximum allowed. The lot is conforming in that it contains 14,298 square feet on a split zoned lot within the GB1/R20 Zoning Districts. **A Special Permit is required under M.G.L. Chapter 40A Section 6 Section V.B. of the Protective Bylaw.**

Other Business:
Approval of minutes
Public Comments

Plans, site plans, and all other documents related to these Applica-

tions 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. 31 and Feb. 7, 2019

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD FEBRUARY 12, 2019 6:00PM

Please Note: This meeting will be broadcast live on Channel 18 and will be available shortly thereafter for scheduled and on-demand viewing.

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 8, 2019 & January 22, 2019

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:

136 George Ryder Road/Nickerson Tree & Landscape/Requested Bond Reduction.

Wells Hollow/ Marsh/Litchfield/Partial Release of Covenant

82 Enterprise Drive/Two J's Coffee/Litchfield/Reissuance of Statement of Conditions and Issuance of Certificate of Compliance

APPROVAL NOT REQUIRED:

2388 Main Street/Hydrangea Properties, LLC/Ryder & Wilcox/Conveyance

ENDORSEMENT OF PLANS:

2337 Main Street/Denis J. Jordan/Clark Eng./Outermost Land Survey Inc./Proposed three (3) lot subdivision.

SITE PLAN REVIEW: Formal

20 Chatham Bars Avenue/CBI 20 45 Chatham Bars Avenue, LLC/Singer/Proposed change of use to commercial (office space) on the first floor and two (2), three-bedroom apartments on the second floor (apartment incidental to commercial) and associated site improvements as shown on the submitted plans.

DISCUSSION:

Charter Review Request- Continued to March 12, 2019 Meeting.

LONG RANGE PLANNING:

Board of Selectmen Goals and Objectives -Request for Planning Board Consideration: Limit Scale of Residential Structures

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
Feb. 7, 2019

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing beginning no earlier than 6:30 PM on Tuesday, February 26, 2019 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.

PB2019-06 Davenport Companies, as applicants, c/o BSC Group, Inc., Kieran Healy, PLS, John E. Pina, owner, seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 375 Main Street, Map 47, Parcel G3-3, in the R-L District.

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 Joyce,
Chairman

The Cape Cod Chronicle
Feb. 7 and 14, 2019