

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, March 28, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-014: Dill Family Revocable Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **123 Seagull Road**, also shown on the Town of Chatham's Assessors' Map 15A1 Block 18 Lot H23. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a garage. Also proposed is the expansion of the ground level deck. The existing dwelling is nonconforming in that it is setback 30.5 feet from the road, 20.2 feet from the easterly abutter and is located entirely within the Coastal Conservancy District (Flood Plan ele. 13) where a 50 foot setback is required. The proposed garage will be nonconforming in that it will be located 33 feet from the road where a 40 foot setback is required and 4.4 feet from the easterly abutter where a 25 foot setback is required. The existing building coverage is 1,053 square feet and the proposed building coverage is 1,466 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 10,000 square feet of land area 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. 19-015: 301 Whidah Road Realty Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **301 Whidah Road**, also shown on the Town of Chatham's Assessors' Map 13K Block 29 Lot W7. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a conforming lot via demolition of the existing dwelling and the construction of a new dwelling and swimming pool. The existing dwelling is nonconforming in that it is located 12.4 feet from the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located 15 feet from the Coastal Conservancy District where a 50 foot setback is required. Also proposed is the construction of an elevated stairway on a Coastal Bank, as allowed by Special Permit under Section IV.A.3.a. of the Bylaw. The existing building coverage is 2,080 square feet (5.2%) and the proposed building coverage is 3,876 square feet (9.7%) where 10% is the maximum allowed. The lot is conforming in that it contains 94,971 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 Sections 6 & 9 and Sections V.B. & VIII.B.2.d. of the Protective Bylaw.**

Application No. 19-016: Nicholas J. Lippis, III and Lillian A. Lippis, c/o Andrew L. Singer, Esq., PO Box 67, Dennis Port, MA 02639, owner of property located at **45 Westward Ho Drive**, also shown on the Town of Chatham's Assessors' Map 10B Block 13 Lot WH3. The Applicant seeks to enlarge, extend, or change nonconforming accessory structures (swimming pool and spa) on a conforming lot via the demolition of the existing swimming pool and spa and the construction of a new swimming pool and spa. The existing accessory structures are nonconforming in that they are located 18.4 feet from the easterly abutter. The proposed pool and spa will be nonconforming in that they will be located 16 feet from the easterly abutter where a 25 foot setback is required. The building coverage will remain nonconforming at 4,728 square feet (10.7%) where 10% is the maximum allowed. The lot is conforming in that it contains 55,258 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. 19-017: Orleans Road Nominee Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **235 Orleans Road**, also shown on the Town of Chatham's Assessors' Map 14H Block 15 Lot E20. The Applicant seeks to expand the existing professional office (Atlantic White Shark Conservancy), as allowed by Special Permit under Section III.C.3.c.8. of the Bylaw, via the conversion of a nonconforming apartment incidental to a commercial use and the conversion of the existing retail space (Thompsons Upholstery). The lot contains 21,431 square feet where 20,000 square feet is required in the SB Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section VIII.B.2.d. of the Protective Bylaw.**

Application No. 19-018: Ryan and Meghan Vess, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **407 Bridge Street**, also shown on the Town of Chatham's Assessors' Map 16B Block 27 Lot 72. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of dormers. The existing dwelling is nonconforming in that it is located 10.3 feet from the Bridge Street and 24.4 feet from Silverleaf Avenue where a 40 foot setback is required. The building coverage will remain 1,889 square feet (16.5%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,427 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.**

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
March 14 and 21, 2019

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA APRIL 2, 2019

The Chatham Historical Commission will hold a public meeting on **Tuesday, April 2, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

HEARINGS:

Application No: 19-016 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 **141 Seagull Road**, filed by: Atty. William F Riley, PO Box 707, Chatham, MA 02633; for: Charles Hemmerdinger Rev. Trust, 250 S. Ocean Blvd. #1G, Boca Raton, FL 33432

Frank Messina
Chairman

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
March 14 and 21, 2019

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD MARCH 26, 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: February 26, 2019

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:
Jessies Landing/Eastward Co./Requested Certificate of Compliance - Full release of Covenant and Statement of Conditions for Lot 4.

Hunter Rise/Eastward Co./Requested Certificate of Compliance - Full release of Covenant for Lot 3.

SITE PLAN REVIEW:

Amended

235 Orleans Road/McDevitt Orleans Road NT/Atlantic White Shark Conservancy/ESE, LLC/Proposed conversion of an existing second floor residential one (1) bedroom apartment into additional office space and conversion of an existing first floor retail space (Thompsons Upholstery) into additional office space for use at the property.

RECOMMENDATION TO ZONING BOARD:

235 Orleans Road/McDevitt Orleans Road NT/Atlantic White Shark Conservancy/ESE, LLC/Proposed conversion of an existing second floor residential one (1) bedroom apartment into additional office space and conversion of an existing first floor retail space (Thompsons Upholstery) into additional office space for use at the property.

15 & 21 Little Beach Road/Chipman/Streibert/Maintenance of driveway in Conservancy District

LONG RANGE PLANNING:

- ADU Public Outreach
- Residential Structures, Massing and Scale
- 2019 Long Range Planning Overview and Schedule

DISCUSSION:

Charter Review Request
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
March 21, 2019

INVITATION FOR BIDS PORTABLE TOILETS 2019 - 2020

The Town of Chatham is seeking sealed bids from qualified companies to provide contracted portable toilets and service at selected locations in town: ball fields, beaches, parks and town landings. Bid documents are available from: Town Manager's Office, 549 Main Street, Chatham, MA 02633 (508) 945-5100.

Sealed bids must be received at the Town Manager's Office 549 Main Street Chatham, MA 02633 prior to: 3:00 p.m. on Thursday, April 11, 2019. "Bid documents are available via email request to snealy@chatham-ma.gov."

The Town reserves the right to reject any or all bids and to award contracts in the best interest of the Town of Chatham.

The Cape Cod Chronicle
March 21, 2019

PUBLIC HEARING NOTICE FOR CONSIDERATION OF A DEFINITIVE SUBDIVISION PLAN

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, April 9, 2019** at 6:00 P.M. at the Chatham Town Hall Annex, located at 261 George Ryder Road Chatham, MA to consider the application of:

Jesse Carlton and Kiley Carlton, for approval of a definitive subdivision plan entitled: **Definitive Subdivision Plan of Land situated in Chatham, MA; prepared for Jesse & Kiley Carlton; located at: 279 Crowell Road** showing a subdivision of land owned by: **Jesse Carlton & Kiley Carlton, 13 Baker Hill Drive, Hingham, MA 02043**; plan prepared by: **Ryder & Wilcox, Inc.**; dated: **February 28, 2019**; and showing: **Two (2) proposed lots.**

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.

Arthur Spruch
Clerk

The Cape Cod Chronicle
March 21 and 28, 2019

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA19P0322EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Joseph J. Cosgrove
Date of Death: January 4, 2019

To all persons interested in the above captioned estate, by Petition of Petitioner Joseph M. Cosgrove of Methuen, MA a Will has been admitted to informal probate. Joseph M. Cosgrove of Methuen, 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 to 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
March 21, 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

