

The Cape Cod Chronicle's Spotlight Home Of The Week



57 Old Salt Works Rd., Chatham

Year Built: 1960

Square Footage: 2,547

Lot Size: 0.51 acres

Number of Bedrooms: 3

Number of Baths: 3F/1H

Listing Price: \$1,599,900

Listed by: Chatham Properties Group, 508-945-5444

Listing Agent: Doug Grattan, 508-294-4978

by **Debra Lawless**

This Cape in Eastward Point is in turnkey condition, says broker Doug Grattan.

The house has deeded rights to an association deep-water dock on Crow's Pond and three private beaches on Pleasant Bay.

In 2006 Eastward Companies renovated the house and added a master suite. In addition, the kitchen was redone in 2012.

Step in from the driveway and you're in the kitchen with its quartz countertops, stainless appliances, and gas range. The kitchen has a cathedral ceiling.

From here you enter a full dining room and notice the extras such as wainscoting, bead board, and moldings. The floors are oak hardwoods. A den at the back of the house has a gas fireplace and full bath. Next you enter a formal living room with a wood-burning fireplace and built-in shelves. Sliders open to a "magnificent stone patio."

The master suite has an enormous walk-in closet, and a bathroom floor with radiant heat. Here are a Jacuzzi tub and a shower. From the bedroom, glass doors open to the patio.

Upstairs, two spacious bedrooms share a full bath. Throughout the house are "great coastal colors," Grattan notes.

The house has many desirable features such as natural gas heat and irrigation by well water. The landscaping is "spectacular."

Eastward Point is "a beautiful location" past Eastward Ho! Country Club and Chatham Yacht Club, Grattan says. "It's a private little enclave with beautiful summer homes."

From the house you get peeks of Pleasant Bay. The house is not in a flood zone.

Birthday Party

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One "age" is beautifully depicted by Sheila Jamieson and Karen McPherson as the two well-seasoned women who have some fun watching, and even abetting, some of the soap operas going on within the Jersey Mecca Cocktail Bar, complete with a matte of New York City in the background.

The Chatham Drama Guild production features plenty of good performances. Without meaning to leave out many other terrific turns, it would be good to shout out Garry Mitchell ("The Judge"); Jean Copeland (whose character's birthday gives the play its title); and Jessica Keefe as Addie, the character who says, as she learns some new

things about herself, "Anybody can have a birthday... Happy birthday to me!" It would have been fine if the whole cast, having begun the great swing anthem "Sing, Sing, Sing," would have sung and danced to the last echo of the last note of Benny Goodman's best.

"Happy Birthday" was produced originally by Richard Rodgers and Oscar Hammerstein II in 1946. Too bad they didn't write lots of music for it. Imagine: a woman is in love with a man whose wife has the same birthday as hers. They can't celebrate any holidays together, not even Yom Kippur, "where he has to fast and I don't because I'm Protestant."

But speaking of music, one attraction of this performance includes the intermission piano solos of Glenn Starner-Tate, who offers many appropriate songs. His

autobiographical performance, "My Music and Me," and his ministry of music at the Federated Church of Orleans have described his own relationship with music and divinity.

"Happy Birthday" at the Chatham Drama Guild is directed by Anna Marie Johansen, costumed by Pam Banas, lighted by Scott Hamilton, with sound design by Don Howell. "Perhaps," Johansen writes in the program, "if we go back to Ms. Hayes's original intention—to celebrate ourselves—we each will take away our own meaning... Now it's your turn to say, 'Happy Birthday to me!'"

In a previous interview with The Chronicle, Johansen, who moved to Chatham in 2017, said that she "didn't even know there was theater here" until she met Karen McPherson, who has been performing on the peninsula since 1996. "Karen taught me the ropes," said Johansen, who is a classically trained singer.

"There is a spiritual component to directing," Johansen told The Chronicle, because "you see connections among people." In addition to giving time to her theater work, she has served on the dock committee for the Chatham Yacht Club and as a volunteer at the library.

LEGAL ADVERTISING

TOWN OF HARWICH NOTICE OF PUBLIC HEARING JUNE 12, 2019

Pursuant to M.G.L. Ch. 166, § 22, the Town Administrator will hold a Public Hearing at **10:00 AM on Wednesday, June 12, 2019** in the Harwich Town Hall Library, 732 Main Street, Harwich, MA in reference to the following matter:

A petition by NSTAR ELECTRIC dba EVERSOURCE ELECTRIC COMPANY requesting permission to locate poles, wires, cables and fixtures, including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used in common by our petitioners along and across the following public way or ways:

36 HUCKLEBERRY PATH, HARWICH

PROPOSED: To install approximately 37' (feet) conduit and one handhole# 506/H6A in town road to customer at 36 Huckleberry Path/

All abutters and other interested persons are invited to attend. For further information, please call the Town Administrator's Office at (508) 430-7513 or stop by Town Hall, 732 Main Street, Harwich where the information is on file.

Christopher Clark
Town Administrator

The Cape Cod Chronicle
May 16, 2019

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM on Thursday, May 30, 2019 in the Town Hall Library, 732 Main St., Harwich, MA to consider the following application(s). Any member of the public having interest in the application(s) is invited to attend to provide comment or may submit comments in writing.

PB2019-17 David Cook, as applicant, Valerie Hewitt, Representative of the Michael I. Sabina Trust, as owner, seeks approval of a Site Plan Review Special Permit with waivers and Use Special Permits for Mixed Use. The application proposes to construct a 2,400 SF office building with two (2) dwelling units above. Certain appurtenant improvements are also included in the proposal and specifically, includes a private shared parking easement with abutter Villa Roma. The property is located at 282 Route 28, Map 12 Parcel G2-1 in the CH1 zoning district and is pursuant to the Code of the Town Harwich §325-9, -51, -51.M, and 55.

PB2019-18 Saamil Patel, as applicant, c/o Howard Cahoon, representative, Elie and Rabih Bassil, Trs., et al, as owners, seeks approval of a Site Plan Review Special Permit with waivers and Use Special Permits for 1.) Structures with a gross floor area greater than 7,500 SF, 2.) Structures requiring 20 or more new parking spaces, 3.) Mixed Use and a 4.) Harwich Center Overlay Special Permit. The application proposes to redevelop the property by razing the former gas station and constructing a retail store with two (2) dwelling units above. In addition thereto, the proposal seeks to reduce the curb cuts at Main Street and make certain appurtenant improvements. The property is located at 711 Main Street, Map 41 Parcel D8 in the C-V, H-C Overlay zoning districts. The application is pursuant to the Code of the Town Harwich §325-9, -51, -51.M, -51.O and 55.

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
May 9 and 16, 2019

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**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

DETAILS:
"Happy Birthday"
At the
Chatham Drama Guild
Through May 26,
Fridays and Saturdays
at 7:30 p.m.,
Sundays at 4 p.m.
Information and reservations:
508-945-0510,
chathamdramaguild.org

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

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, May 23, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-033: Rose Higgins, c/o Town of Chatham, 549 Main Street, Chatham, MA 02633, owner of property located at **607 Meetinghouse Road**, also shown on the Town of Chatham's Assessors' Map 4I Block 2 Lot 3A. The Applicant seeks a Dimensional Variance from the required road and abutter setbacks. The proposed public utility building (pump station) will be located 19 feet from the road where a 40 foot setback is required and 7 feet from the westerly abutter where a 25 foot setback is required. **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Chatham Protective Bylaw.** Under **Application No. 19-034**, the Applicant seeks a Special Permit to construct a 16'x16' public utility building, as allowed by Special Permit under Section III.C.1.c.7. of the Bylaw. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section VIII.D.2.b. of the 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.** Continued from March 28, 2019 and April 11, 2019.

Application No. 19-035: 752 Riverview Drive Nominee Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **752 Riverview Drive**, also shown on the Town of Chatham's Assessors' Map 8K Block 37 Lot C130. 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 19.7 feet from the westerly abutter, where a 25 foot setback is required and 33.7 feet from the road. The proposed addition will be nonconforming in that it will be located 26.5 feet from the road where a 40 foot setback is required. The existing building coverage is 2,967 square feet and the proposed building coverage is 3,255 square feet where 2,850 square feet is the maximum allowed. The lot is nonconforming in that it contains 21,210 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.**

Application No. 19-036: 328 Main Street Realty Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **328 Main Street**, also shown on the Town of Chatham's Assessors' Map 16D Block 52C Lot 18C. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. Also proposed is the removal of the existing shed. The existing dwelling is nonconforming in that it is located 2.2 feet from the northerly abutter and 15.9 feet from the westerly abutter where a 25 foot setback is required. The existing building coverage is 845 square feet (11.3%) and the proposed building coverage is 1,115 square feet (14.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 7,467 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. 19-038: Shawn Rico, LLC, c/o Todd Murphy, 179 Old Falmouth Road, Marstons Mills, MA 02648, owner of property located at **22 Patterson Road**, also shown on the Town of Chatham's Assessors' Map 6C Block 37A Lot G72. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a porch addition. The existing dwelling is nonconforming in that it is located 13.5 feet from the westerly abutter and is located partially within the Coastal Conservancy District (Flood Plain ele. 11). The proposed porch will be nonconforming in that it will be located 13.5 feet from the westerly abutter where a 15 foot setback is required and will be located within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 833 square feet and the proposed building coverage is 993 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 60 feet of frontage where 100 feet is required, 2,910 square feet of buildable upland and 5,400 square feet of land area 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.**

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
May 9 and 16, 2019

LEGAL ADVERTISING

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
19 SM 000928
ORDER OF NOTICE**

TO: William Samuel Morin 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. claiming to have an interest in a Mortgage covering real property in Chatham, numbered 99 A Leonard Way, given by William Samuel Morin to Citizens Bank, N.A., dated January 20, 2017, and recorded in Barnstable County Registry of Deeds in Book 30291, Page 30, 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 June 10, 2019 or you may be forever barred from claiming that you are entitled to the benefits of said Act.

Witness, GORDON H. PIPER,
Chief Justice of said Court on April 23, 2019
Attest: Deborah J. Patterson
Recorder

The Cape Cod Chronicle
May 16, 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, May 20, 2019 at 6:00 pm in the Large Meeting Room at the Town Hall Annex, 261 George Ryder Road to consider a request for Transfer of the Annual Restaurant license for All Alcoholic Beverages from Benrick, Inc. d/b/a Chatham Squire to OneDrop Operating LLC d/b/a Chatham Squire, 489 Main Street, Chatham, MA 02633. All interested parties are encouraged to attend.

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

The Cape Cod Chronicle
May 9 and 16, 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 May 22, 2019** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 4:00 PM.**

The following applicants **have filed Notices of Intent:**
24 Trout Pond Lane, Bjerke Irrevocable Income Only Trust, Ragnhild Bjerke, Trustee, SE 10-: Proposed construction of an addition within Buffer Zone to top of Inland Bank at 24 Trout Pond Road, Assessors Map 7-I parcel C221.

12/14 Seagull Road, Judith Catandella, SE 10: Proposed elevation of existing dwelling above flood plain; proposed addition of deck and stairs at 12/14 Seagull Road, Assessors Map 16A parcel H13.

151 Landing Lane, 151 Landing Lane Nominee Realty Trust, Bryan S and Laura H Semple, Trustees, SE 10-: Proposed demolition of existing dwelling; proposed construction of new dwelling at 151 Landing Lane, Assessors Map 13K parcel R9.

240 George Ryder Road, Town of Chatham, Chatham Municipal Airport, SE 10-: Proposed improvements to the taxiway and its appurtenant facilities to meet current FAA standards ; reconstruction activities include grading, paving and riprap stabilization at 240 George Ryder Road, Assessors Map 9F parcel 2.

The 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
May 16, 2019

**REQUEST FOR PROPOSALS
TOWN OF CHATHAM, MA
PARKS AND RECREATION
2019 - 2020
VETERAN'S FIELD FOOD CONCESSION**

INVITATION:

The Town of Chatham is seeking proposals from interested non-profit corporations located in Chatham, for the rights to operate a food concession at Veteran's Field during scheduled *Chatham Angler's* baseball games in June, July and August in 2019 and 2020.

All proposals are based on a fee paid to the Town. Selection of the vendor will be based on experience of the applicant and other conditions as described in the "Request for Proposals" which may be obtained at the Chatham Town Managers Office, 549 Main St, Chatham, MA 02633 or email a request to: snealy@chatham-ma.gov.

The Town of Chatham will accept sealed proposals from qualified non-profit corporations based in Chatham. Proposals will be received until 2:00pm. Friday, May 31, 2019, at Chatham Town Hall.

The Town of Chatham reserves the right to reject any and all proposals and to award a contract in the best interest of the Town.

The Cape Cod Chronicle
May 16, 2019

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
JUNE 4, 2019**

The Chatham Historical Commission will hold a public meeting on Tuesday, June 4, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

HEARINGS:

Application No: 19-021 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 **26 Cackle Cove Road**, filed by: Stephen Clark, Trustee, Dorothy Clark Trust, PO Box 1086, West Dennis, MA 02670.

Application No: 19-021 To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in an eligible National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in an eligible National Historic Register District. Located at: **26 Cackle Cove Road**, filed by: filed by: Stephen Clark, Trustee, Dorothy Clark Trust, PO Box 1086, West Dennis, MA 02670.

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.

Frank Messina
Chairman

The Cape Cod Chronicle
May 16 and 23, 2019

**HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING
WEDNESDAY, MAY 29, 2019 AT 7:00 P.M.
GRIFFIN MEETING ROOM, HARWICH TOWN HALL
AGENDA**

On Wednesday, May 29, 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, May 27, 2019.

Case #2019-14

John J. Powers and Lauren K. Powers, Trustees of the John J. Powers Qualified Personal Residence Trust, through their agent, Attorney William Crowell, have applied for a Special Permit (or in the alternative, a Variance) to build additions and alterations 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 and §10. The property is located at **3 Davis Lane**, Map 7, Parcel J9 in the RL Zoning District.

Case #2019-15

James F. Drury and Kathryn R. Griffin, through their agent, Attorney William Crowell, have applied for a Special Permit (or in the alternative, a Variance) to demolish and replace 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 and Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6 and §10. The property is located at **11 Ayer Lane**, Map 7, Parcel A2 in the RH-1 Zoning District.

Case #2019-16

Claire E. McCabe, Thomas J. McCabe and Elaine Sweeney, through their agent, Thomas Moore of Thomas A. Moore Design Co. have applied for a Special Permit to build additions and alterations 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 **25 Grey Neck Lane**, Map 11, Parcel X8-6 in the RH-1 Zoning District.

Case #2019-17

C, Craig Conti has applied for a Special Permit to construct a screened porch 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 **19 Doane Way**, Map 13, Parcel X1-2 in the RH-1 Zoning District.

In other business, the Board will address the following:
* Approval of minutes from the April 24, 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

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
May 9 and 16, 2019