

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, July 25, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-052: Alan Hankowski, Marguerite Alexander & Christina Hankowski, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **14 Periwinkle Lane**, also shown on the Town of Chatham's Assessors' Map 4C Block 7 Lot L7. The Applicant seeks to install at-grade timber steps, a landing and flip-up steps on a Coastal Bank. The lot contains 17,910 square feet in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section VIII.D.2.b. of the Protective Bylaw.**

Application No. 17-059: Robert L. and Marilyn S. Zocca, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **30 Old Wharf Road**, also shown on the Town of Chatham's Assessors' Map 16I Block 9 Lot 8. The Applicant seeks to extend Special Permit No. 17-059 for one year. The current expiration date is August 10, 2019, and the proposed expiration date is August 10, 2020. Special Permit No. 17-059 allowed the Applicant to demolish the existing dwelling and construct a new dwelling. The existing dwelling is nonconforming in that it is setback of 14.1 feet from the easterly abutter. The proposed dwelling will be nonconforming in that it will be 9.6 feet from the easterly abutter where 25 feet is required. The existing building coverage is 589 square feet (5.4%) and the proposed building coverage is 1,651 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,016 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 Chatham Protective Bylaw.**

Application No. 19-053: Eugene and Linda Richards, c/o T. Stephen Smith, PO Box 616, South Chatham, MA 02659, owner of property located at **27 Pine Tree Road**, also shown on the Town of Chatham's Assessors' Map 3C Block 26 Lot B3. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via demolition of the existing dwelling and the construction of a new dwelling. The existing dwelling is nonconforming in that it is located 22.6 feet from the road where a 25 foot setback is required. The proposed dwelling will comply with all bulk and dimensional requirements of the Bylaw. The lot is nonconforming in that it contains 14,961 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. 19-054: Henry E. Crosby, Jr. and Leslie R. Crosby, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **70 Inlet Road**, also shown on the Town of Chatham's Assessors' Map 14B Block 22 Lot C12. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a second floor addition and deck. The existing dwelling is nonconforming in that it is located 32 feet from the street where a 40 foot setback is required and 23.6 feet from the north-westerly abutter where a 25 foot setback is required. The proposed addition and deck will comply with the dimensional requirements of the Bylaw. The building coverage will remain 3,506 square feet (11.5%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 31,037 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. 19-055: Huit Fields LLC, c/o Kimberly Summers, 27 Morton Road, South Chatham, MA 02659, owner of property located at **27 Morton Road**, also shown on the Town of Chatham's Assessors' Map 3D Block 5A Lot 12A. The Applicant seeks a Dimensional Variance from the required abutters setbacks for the construction of a 24 foot by 16 foot garage. The proposed garage will be located 10 feet from the southerly abutter where a 15 foot setback is required. The existing building coverage is 1,460 square feet (9.4%) and the proposed building coverage is 1,844 square feet (11.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,438 square feet in an R20/R60 Zoning District. **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Chatham Protective Bylaw.**

Application No. 19-056: Cove Point LLC, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **366 Seapine Road**, also shown on the Town of Chatham's Assessors' Map 13K Block 35 Lot HC24. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a conforming lot via the construction of additions and a pergola. The existing dwelling is nonconforming in that it is located within the setback to Coastal Conservancy District and is located 30.2 feet from the street where a 40 foot setback is required. The proposed pergola will be nonconforming in that it will be located 33 feet from the Coastal Conservancy District where a 50 foot setback is required. Also, the proposed increase in building height will be within the setback to the Coastal Conservancy District. The existing building coverage is 3,926 square feet (18.2%) and the proposed building coverage is 4,001 square feet where 2,850 square feet is the maximum allowed. The lot contains 48,700 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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Robert Hessler
Chairman

The Cape Cod Chronicle
July 11 and 18, 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 July 24, 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**:

7 Champlain Road, Stage Harbor Enterprises LLC, SE 10: Proposed demolition of existing wharf, wharf building and shorelines protections; proposed construction of new shoreline protections, wharf and wharf building at 7 Champlain Road, Assessors Map 13A parcel 12.

3 Scallop Terrace, Paul and Patricia Swenson, SE 10-: Proposed Approval for After-the-fact minor modifications to the dwelling during construction ; proposed installation of patio at 3 Scallop terrace, Assessors Map 15A parcel H14A.

16 Flakeyard Way, Hilary Foulkes, SE 10-: Proposed lifting of existing dwelling, replacement of foundation in existing footprint, lowering dwelling and minor renovations at 16 Flakeyard Way, Assessors Map 2A parcel 60.

Pcl W53 Whidah Road, Sears Point Development-applicant, QBJKL LLC-owner, SE 10-: Proposed construction of house, guesthouse, pool and pool house at Pcl W53 Whidah Road, Assessors Map 14K parcel W53.

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
July 18, 2019

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING ANNEX LARGE MEETING ROOM 261 GEORGE RYDER ROAD JULY 23, 2019 5:30PM

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: June 25, 2019

SITE PLAN REVIEW:
Amended

347 Stage Harbor Road/Chatham Historical Society, Inc./Litchfield/Proposed construction of a wetu and storage shed

SITE PLAN REVIEW:
Formal

782-784 Main Street/782 Main Chatham, LLC/Zehnder/Proposed demolition of existing four-unit apartment building (#784) at rear of property and construction of a new three-unit townhouse style building and a three-bay parking garage behind the existing building located at the front of the property (#782) (Continued from May 28, 2019)

RECOMMENDATION TO ZONING BOARD:

347 Stage Harbor Road/Chatham Historical Society, Inc./Litchfield/Proposed construction of a wetu and storage shed

LONG RANGE PLANNING:

- Discussion of possible Protective Zoning Bylaw Amendments/William Litchfield:
 - o Section III.D.3.h. of the Protective Zoning Bylaw- Accessory Building & Structure
 - o Extension of GB1 Zone- 628, 636, 640, 650 Main Street & 22 Old Harbor (Zone Change)
 - o Future Historic Preservation Initiatives
- Cape Cod Commission Presentation on the Route 28 Visioning Project (Final Report)

OTHER BUSINESS:

Reorganization of the Board

DISCUSSION:

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
July 18, 2019

COMMONALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT 19SM002998 ORDER OF NOTICE

TO: Brenda M. Nickerson and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq)

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for REO Trust 2017-RPLI claiming to have an interest in a Mortgage covering real property in South Chatham, numbered 17 Dusty Miller Lane, given by Brenda M. Nickerson to Household Finance Corporation II, dated July 25, 2007, and recorded in Barnstable County Registry of Deeds in Book 22250, Page 110, has filed with this court a complaint for determination of Defendant's 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 August 5, 2019 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper,
Chief Justice of this Court on June 24, 2019
Attest:

Deborah J. Patterson Recorder

The Cape Cod Chronicle
July 18, 2019

HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, JULY 31, 2019 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, July 31, 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 noon on Monday, July 29, 2019.

Case #2019-26

William Marsh, Trustee of the Deerfield Nominee Trust, through his agent, Susan Ladue of Eastward Companies is appealing the Building Commissioner's denial decision regarding a rear setback or in the alternative, a Variance to build an industrial metal building. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations as set forth in MGL Chapter 40A §10. The property is located at **4 Deerfield Road**, Map 45, Parcel T1-7 in the IL Zoning District.

Case #2019-27

Robert M. Lothrop has applied for a Variance to construct an 80' long retaining wall within the setback. The application is pursuant to the Code of the Town of Harwich, §325 Table 2, Area Regulations as set forth in MGL Chapter 40A §10. The property is located at **51 John Joseph Road**, Map 62, Parcel P13 in the RR Zoning District.

Case #2019-28

Wychmere Harbor Real Estate, LLC, a/k/a Wychmere Beach Resort, through its agent, Attorney Andrew Singer has applied for an Amendment to Special Permit No. 10-39 or in the alternative, a new Special Permit to alter, extend or change a pre-existing, non-conforming recreation or amusement services and restaurant facility. The application is pursuant to the Code of the Town of Harwich, §325-54(B) as set forth in MGL Chapter 40A §6. The property is located at **23 Snow Inn Rd, Unit 12** Map 8, Parcel P2-12 in the RH-3 and RL Zoning Districts.

Case #2019-29

Wilfried H. Pietsch and Mary Anne Pietsch have applied for a Special Permit to change out decking and railings on an existing deck of 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 **11 Lakeside Terrace**, Map 72, Parcel 283 in the RR Zoning District.

Case #2019-30

Lucille J. Van Baaren, through her agent, R. Scott Ricci has applied for a Special Permit to create a small 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 **19 Alden Street**, Map 26, Parcel A1-33 in the RM Zoning District.

In other business, the Board will address the following:
* Approval of minutes from the June 26, 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
July 11 and 18, 2019