

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 11, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-047: 151 Landing Lane Nominee Realty Trust, c/o D. Michael Collins, 21 Elliot Street, Natick, MA 01760, owner of property located at **151 Landing Lane**, also shown on the Town of Chatham's Assessors' Map 13K Block 27 Lot R9. 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 21.3 feet from the southerly abutter and 20.7 feet from the northerly abutter where a 25 foot setback is required and is located 8 feet from the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located 10 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,403 square feet (9.9%) and the proposed building coverage is 1,686 square feet (11.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 14,133 square feet of buildable upland where 20,000 square feet is required and contains 20,770 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. 18-048: Vlachos-Murphy Revocable Trust, owner of property located at **28 Sabins Lane**, also shown on the Town of Chatham's Assessors' Map 15H Block 76 Lot R6. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an 80 square foot garden shed. The proposed shed will conform to the abutter setback requirement for a garden shed under 100 square feet. The existing building coverage is 2,382 square feet (18.4%) and the proposed building coverage is 2,462 square feet (19.1%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 12,893 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. 19-049 Ernest A. Walen III & Deborah A. Walen, c/o Peter Farber, Esq., PO Box 768, North Chatham, MA 02650, owner of property located at **43 Shattuck Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 14 Lot 4. The Applicant seeks to install an unpaved path on a Coastal Bank, 39 foot elevated seasonal catwalk and flip-up stairs across the salt marsh. The lot contains 24,770 square feet in the R40 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. 19-050: Lindy J. Bigliuzzi, Jr. c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **12 Pond Street**, also shown on the Town of Chatham's Assessors' Map 14D Block 7 Lot M8. The Applicant seeks to modify Special Permit No. 19-011 granted on June 14, 2018, which allowed for the demolition of the existing dwelling and construction of a new dwelling. The Applicant now seeks to modify Special Permit No. 19-011 to allow for an increase in building height. The street, abutter and Coastal Conservancy District setbacks approved under Special Permit 19-011 will remain unchanged. The building coverage approved under Special Permit 19-011 was 2,470 square feet (21.75%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,355 square feet of buildable upland where 20,000 square feet is required and contain 17,101 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 and 9 and Sections V.B. and VIII.D.2.b. of the Protective Bylaw.**

Application No. 19-051: Peter and Elizabeth Kelley, c/o Michael Squire, 1291 Main Street, Chatham, MA 02633, owner of property located at **20 Nantucket Drive**, also shown on the Town of Chatham's Assessors' Map 6B Block 39 Lot G90. The Applicant seeks to modify Special Permit No. 18-042 granted on June 14, 2018, which allowed for the demolition of the existing dwelling and construction of a new dwelling. The existing nonconforming shed will remain unchanged. The Applicant now seeks to modify Special Permit No. 18-042 to allow for an increase in building coverage and an alternate location of the exterior mechanical system appliance (A/C condenser). The building coverage approved under Special Permit 18-042 was 1,134 square feet (28.1%) and the proposed building coverage is 1,148 square feet (28.4%) where 15% is the maximum allowed. The exterior mechanical system appliance was approved to be located 7.4 feet from the westerly abutter. The Applicant seeks to modify the location to allow for the exterior mechanical system appliance to be located 6.6 feet from the westerly abutter where a 15 foot setback is required. The lot is nonconforming in that it contains 5,400 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.**

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
June 27 and July 4, 2019

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JULY 16, 2019

The Chatham Historical Commission will hold a public meeting on Tuesday, July 16, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

HEARINGS:

Application No: 19-023 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 **154 Champlain Road**, filed by: Rick Roy Construction, LLC, 123 Queen Anne Road #A, Harwich, MA 02645; for: Robert M. Mahoney, 37 Longfellow Road, Wellesley, MA 02481.

Application No: 19-024 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 (Garage) located at **479 Stony Hill Road**, filed by: Rick Smith, 77 Old Wharf Road, No. Chatham, MA 02650; for Margaret Eldredge, 479 Stony Hill Road, No. Chatham, MA 02650.

Application No: 19-025 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 **30 Old Wharf Road**, filed by: Mark R. Zibrat, 63 Crowell Road, Chatham, MA 02633; for: Robert and Marilyn Zocca, 179 Ashland Road, Summit, NJ 07901.

Application No: 19-026 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 **111 Cross Street**, filed by: D. Michael Collins, 21 Elliot Street, Natick, MA 01760; for: Jeffrey N. & Mary Penny Vinik, 914 S. Golf View St., Tampa, FL 33629.

Application No: 19-027 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 **177 Cross Street**, filed by: Keith C. Gilmore, PO Box 17, Centerville, MA 02632; for: Matt & Liz Earley, 17 Inverness Road, Wellesley, MA 02481-6114.

Application No: 19-028 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 **27 Mill Pond Lane**, filed by: Leslie Schneeberger – SV Design, 693 Main Street, Chatham, MA 02633; for: Scott Yeaw & Marnie O'Brien, 2500 Main Street, Bethlehem, PA 18017.

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
June 27 and July 4, 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 10, 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: 665 Fox Hill Road, William and Alison Douglass: Proposed replacement of existing lawn and foundation plantings with native, naturalized landscape; proposed hardscape improvements at 665 Fox Hill Road, Assessors Map 12M parcel C7.

The following applicants **have filed Notices of Intent: 27 Mill Pond Lane, Scott Yeaw & Marnie O'Brien, SE 10-**: Proposed foundation work underneath the porch, including removal of existing foundation plantings, possible replacement of foundation elements at 27 Mill Pond Lane, Assessors Map 15C parcel 8.

82 Jericho Lane, B.K.Enterprises, Inc, SE 10-: Proposed pier reconstruction at 82 Jericho Lane, Assessors Map 10C parcel 3.

238 Vineyard Avenue, Scott F and Heather Higgins, SE 10-: Proposed management and restoration of invasive vegetation at 238 Vineyard Ave, Assessors Map 10C parcel D137.

640 Orleans Road, Benjamin Emery, SE 10-: After-the-fact proposed restoration of clearing/mowing within Resource Areas; permitting of access to water at 640 Orleans Road, Assessors Map 12J parcel 8.

70 Inlet Road, Henry and Leslie Crosby, SE 10-: Proposed second floor addition with external stairway at 70 Inlet Road, Assessors Map 14B parcel 12.

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 4, 2019

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM on Tuesday, July 23, 2019 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following application(s). Anyone having interest in the application(s) is invited to attend to provide comment or may submit comments in writing.

PB2019-26 Gary Darman, Trustee of the Freeman Ellis Family Realty Trust, c/o J. Thaddeus Eldredge, PLS, East-SouthEast, Inc., seeks approval of a Use Special Permit for Alternative Access (via a shared drive) with waivers. The application is pursuant to the Code of the Town Harwich §325-18.P, and -51. The property is located off Orleans Road (just west of #1051 Orleans Road), Map 52 and 62 (there is currently no parcel ID associated with this parcel and this case will be heard concurrently with Planning Board case 2019-19 for a Definitive Subdivision) in the R-R & W-R Zoning Districts.

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 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
July 4 and 11, 2019

TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, July 17, 2019 in the Griffin Room, Town Hall, at 732 Main Street, Harwich, MA to consider the following applications. The public hearing will begin at 6:00 p.m. followed by a public meeting. Any member of the public having an interest in these applications is invited to attend and provide information and comment relevant to this matter or may submit the same in writing.

HH2019-18 Certificate of Non-Applicability (CON-A) has been received for **708 Main Street**, Map 41, Parcel B-5 in the C-V and the Harwich Center Historic Districts and MACRIS HRW.31. The application proposes work that does not involve a change in design, color or outward appearance to the Greek Revival home such as painting, shutters, window boxes and lighting. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article 1., Jamie Seledorf as Owner/Applicant.

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 City/Town is not responsible for any errors in the electronic posting of this legal notice.

Mary Maslowski,
Chairman

The Cape Cod Chronicle
July 4 and July 11, 2019

TOWN OF CHATHAM, MASSACHUSETTS REQUEST FOR PROPOSALS (RFP) LAND ACQUISITION - NEW COUNCIL ON AGING (COA) FACILITY

In accordance with M.G.L. Chapter 30B the Town of Chatham, Board of Selectmen through the Town Manager's Office is seeking a site to potentially locate a new Council on Aging (COA) Facility. The current COA facility located at 193 Stony Hill Road has outgrown its existing site and is looking to move to a new building and location in Chatham contingent on Special Town Meeting approval. Therefore, the Town is issuing this Request for Proposals (RFP) to acquire a suitable parcel or parcels of land for sale which could be used for this purpose. Any property owners who have land capable of meeting the qualifications stated in this RFP may submit a Proposal. To accommodate a new building, associated parking and access features the preferred site needs shall be located within the Town Chatham and have a minimum lot area of least 57,000 sq. ft. can be comprised of one (1) individual parcel or a combination of two (2) or more parcels.

The Request for Proposals (RFP) and supporting documents may be obtained via email from Shanna Nealy (snealy@chatham-ma.gov) or at the Chatham Town Offices, Town Manager's Office, 549 Main Street, Chatham, MA.

Bids will be received as noted in the RFP until **2:00 PM on July 26, 2019.**

The Cape Cod Chronicle
July 4 and 11, 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