

# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, August 8, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**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 demolition of the existing dwelling down to the foundation and the construction of a new dwelling with an addition which conforms to abutters setbacks and a nonconforming partial second floor addition. 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. Continued from May 23, 2019 and from June 27, 2019 for re-advertising.**

**Application No. 19-057: Hilary Foulkes**, c/o Mark Zibrat, 63 Crowell Road, Chatham, MA 02633, owner of property located at **16 Flakeyard Way**, also shown on the Town of Chatham's Assessors' Map 2A Block 45 Lot 60. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via installation of a new foundation, construction of dormer additions and the installation of exterior system mechanical appliances (A/C condensers). The existing dwelling is nonconforming in that it is located 1.5 feet from the easterly abutter and 14 feet from the Coastal Conservancy District. The proposed additions will be nonconforming in that the deck and stairs will be located 1.5 feet from the easterly abutter where a 15 foot setback is required and the area way is located 8 feet from the Coastal Conservancy District where a 50 foot setback is required. The proposed exterior system mechanical appliances will be nonconforming in that they will be setback 2.6 feet from the easterly abutter where a 15 foot setback is required. The building coverage will remain 1,078 square feet (20.4%) where 15% is the maximum allowed. The lot is nonconforming in that it has 0 feet of frontage where 100 feet and required and contains 15,798 square feet where 20,000 square feet is required in an 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. 19-059: Chatham Historical Society Inc.**, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **347 Stage Harbor Road**, also shown on the Town of Chatham's Assessors' Map 14B Block 0 Lot 7. The Applicant seeks a Dimensional Variance from the allowed building coverage and required abutters setbacks for the construction of a 96 square foot shed and a 180 square foot Weetu display. The proposed shed will be located 4 feet from the easterly abutter and the proposed Weetu display will be 3.5 feet from the easterly abutter and 12 feet from the southerly abutter where a 25 foot setback is required. The Applicant also seeks to have the lighthouse display, originally approved to be located 6 feet from the easterly abutter, be located 9.1 feet from the southerly abutter where a 25 foot setback is required. The building coverage will increase to 6,776 square feet (17.8%) where 10% is the maximum allowed. **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. 19-060**, the Applicant seeks a Special Permit to permit the existing location of the lighthouse display and for the construction of a shed and Weetu display as described above, or in the alternative seeks a modification of Special Permit No. 02-045, granted on May 23, 2002, which allowed for the construction of an addition within the required setback to the northerly and easterly abutters. The existing buildings and parking areas are nonconforming as to road and abutter setbacks and will remain as such. The existing building coverage is nonconforming at 6,517 square feet (17.1%). The lot is nonconforming in that it contains 37,957 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. 19-061: Charles P. McQuaid 1995 Trust**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **66 Cross Street**, also shown on the Town of Chatham's Assessors' Map 15D Block 2 Lot 9. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition and reconstruction of a portion of the dwelling and the construction of additions. The existing dwelling is nonconforming in that it is located 20.5 feet from the road where a 25 foot setback is required and 3 feet from the southerly abutter. The proposed addition will be nonconforming in that it will be located 5 feet from the southerly abutter where a 15 foot setback is required. The existing building coverage is 2,615 square feet (19.8%) and the proposed building coverage will be nonconforming at 2,800 square feet (21.2%) where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it has 93.47 feet of frontage where 100 feet is required and contains 13,190 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. 19-062: Jennifer, Gregory and Elizabeth Bowen**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **30 Striper Lane**, also shown on the Town of Chatham's Assessors' Map 15D Block 67 Lot 41. The Applicant seeks to modify Special Permit No. 19-031 granted on May 9, 2019, which allowed for the construction of an addition and deck. The Applicant now seeks to modify Special Permit No. 19-031 by replacing Condition No. 3, which limited the parking of construction vehicles within the easement. The building coverage approved under Special Permit No. 19-031 will remain 1,796 square feet (18.2%). The lot is nonconforming in that it contains 9,865 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 9 and Section VIII.D.2.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](http://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 25 and Aug. 1, 2019

## TOWN OF CHATHAM BOARD OF HEALTH LEGAL NOTICE

The Chatham Board of Health will hold a public hearing on Monday, August 5, 2019 at 4:00 P.M. in the Town Hall Annex, located at 261 George Ryder Rd. to discuss and vote on the adoption of revisions to the Town of Chatham Minimum Sanitation Standards For Food Establishments.

Copies of the proposed revised regulation may be obtained at the Town Hall Annex, Health Division, located at 261 George Ryder Rd, Chatham, MA.

Chatham Board of Health

The Cape Cod Chronicle  
July 25 and Aug. 1, 2019

## TOWN OF HARWICH NOTICE OF PUBLIC HEARING AUGUST 8, 2019

Pursuant to M.G.L. Ch. 166, § 22, the Town Administrator will hold a Public Hearing at **10:15 a.m. on Thursday, August 8, 2019** in the Town Hall Library, 732 Main Street, Harwich, MA, in reference to the following matter:

A petition by NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY is 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 your petitioner, along and across the following public way or ways:

### HARDEN LANE, HARWICH PROPOSED:

Install approximately 120 +/- feet of conduit/cable under the public road and two (2) handholes labeled 181/H2A and 181/H2B in Harden Lane, Harwich

Also permission to lay and maintain underground laterals, conduits, cables, wires and necessary equipment in the above or intersecting public ways for the purpose of making connections with such poles and buildings as may desired for distributing purposes.

Petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the limited purpose of attaching one way low voltage fire and police signaling wires for public safety purposes only.

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 the Town Hall located at 732 Main Street, Harwich, where the information is on file.

Christopher Clark  
Town Administrator

The Cape Cod Chronicle  
July 25, 2019

## TOWN OF HARWICH PUBLIC MEETING NOTICE NON-RESIDENT TAXPAYERS MEETING AUGUST 12, 2019

The Harwich Board of Selectmen will hold the **Annual Non-Resident Taxpayers Meeting on Monday, August 12, 2019**, no earlier than 6:30 P.M., during their regular meeting in the Donn B. Griffin Meeting Room, located at 732 Main Street in Harwich. All Harwich non-resident taxpayers are encouraged to attend this informational meeting, which will provide an overview of town government and provide non-resident taxpayers an opportunity to raise and discuss issues and concerns.

Topics will include (but is not limited to):

1. Fire Station 2 update on construction – Norm Clarke, Fire Chief
2. Report from the Harbormaster, John Rendon - Saquatucket Harbor Project
3. Report from the Recreation Director, Eric Beebe - Beaches
4. Report from the DPW Director – Lincoln Hooper – Beaches/Trash/Roadways
5. Council on Aging Programs – Emily Mitchell, C.O.A. Director
6. Channel 18 – Jamie Goodwin – You Tube Access
7. Wastewater Issues - Implementation of the CWMP Phase II/Pleasant Bay/East Harwich – Christopher Clark, Town Administrator and Charles Sumner, Project Manager
8. Overall Financial Position of the Town – Carol Coppola
9. Questions and Comments

Harwich Board of Selectmen

The Cape Cod Chronicle  
July 25 and Aug. 1, 2019

## INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA19P1127EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Constance M. Gormley  
Date of Death: May 23, 2019

To all persons interested in the above captioned estate, by Petition of Petitioner John A. White, Jr. of Concord, NC a Will has been admitted to informal probate. John A. White, Jr. of Concord, NC 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.

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July 25, 2019

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A petition by NSTAR ELECTRIC COMPANY d/b/a EVERSOURCE ENERGY is 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 your petitioner, along and across the following public way or ways:

### CROSS STREET, HARWICH PROPOSED:

Install approximately 38 +/- feet of conduit/cable under the public road and one (1) handhole labeled 15/HB6 in Cross Street, Harwich

Also permission to lay and maintain underground laterals, conduits, cables, wires and necessary equipment in the above or intersecting public ways for the purpose of making connections with such poles and buildings as may desired for distributing purposes.

Petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the limited purpose of attaching one way low voltage fire and police signaling wires for public safety purposes only.

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 the Town Hall located at 732 Main Street, Harwich, where the information is on file.

Christopher Clark  
Town Administrator

The Cape Cod Chronicle  
July 25, 2019

## HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM on Tuesday, August 13, 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.

**PB2019-27 Wychmere Harbor Real Estate LLC**, applicant & owner, c/o Attorney Andrew Signer, representative, seeks to amend a Site Plan Review Special Permit granted in Case PB2010-26 by making improvements to the existing beach club; including replacing the existing restaurant/pool equipment building, two swimming pools, the pool decking and other site improvements with a new restaurant building, a small restroom and retail building, a pavilion expansion, two smaller swimming pools and a new concrete pool deck, and various beach amenities. The applicant is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), §325-51 (structure greater than 7500 s.f.) and Chapter 400. The property is located in the RH-3 and R-L zoning districts at 23 Snow Inn Road, Map 8, Parcel P2-12.

**PB2019-28 Saumil Patel**, as applicant, c/o Howard Cahoon, representative, 711 Main ST LLC, as owners, seeks approval of a Restaurant, Fast Food - Take Out Use Special Permit pursuant to §325-13, § IV.32A of the Code of the Town of Harwich for property located at 711 Main Street, Map 41 Parcel D8 in the C-V zoning 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 business hours.

In accordance with state law, this legal notice will also be available electronically at '[www.masspublicnotices.org](http://www.masspublicnotices.org).' The Town is not responsible for any errors in the electronic posting of this legal notice.

James Joyce,  
Chairman

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July 25 and Aug. 1, 2019