

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 Eliot 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

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM on Tuesday, July 9, 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.

PB2019-23 Edson Eldredge, as applicant, c/o John D. McElwee, PLS, representative, Bleu Land LLC, as owner seeks approval of a 2-lot Definitive Subdivision with waivers and a panhandle lot pursuant to the Code of the Town of Harwich **\$325.18(Q)** and MGL c.41, **\$81K-GG**. The property is known as 1022 Queen Anne Road, Map 74, Parcel W-2 in the R-R & W-R Zoning Districts.

PB2019-24 Wendy Grant Walter, as owner, c/o Wm. Crowell, Esq., representative, seeks approval of a Use Special Permit for an Accessory Structure with a bedroom. The application is pursuant to the Code of the Town Harwich **\$325-13, -14.Q, -51** and **\$400**, Table 1 for the residential, accessory building with bedrooms. The property is located at 55 Bank Street, Map 14, Parcel X14 in the R-L 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.' The Town is not responsible for any errors in the electronic posting of this legal notice.

James Joyce,
Chairman

The Cape Cod Chronicle
June 20 and 27, 2019

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA19P0973EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Patricia Cass
Date of Death: May 20, 2019

To all persons interested in the above captioned estate, by Petition of Petitioner Anne-Marie Litchfield of North Chatham, MA a Will has been admitted to informal probate. Anne-Marie Litchfield of North Chatham, 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
June 27, 2019

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA19P0868EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Herman George Eldering
Date of Death: April 5, 2019

To all persons interested in the above captioned estate, by Petition of Petitioner Eric E. Cornetta of Hingham, MA. Eric E. Cornetta of Hingham, 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
June 27, 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**

