

LEGAL ADVERTISING

SALE OF REAL ESTATE

By virtue of the Judgment and Order of the Orleans District Court (Docket No.# 1926CV000045) in favor of the Directors of the Anchorage Condominium Assoc., Inc. against Susan Toye Ferguson, establishing a lien pursuant to M.G.L. 183A § 6, on the real estate known as Unit N-23 of Anchorage Condominium Assoc., Inc. ("Condominium"), 15 Pleasant Street, Harwich Port, Massachusetts, for the purpose of satisfying such lien, the same will be sold at public auction sale at 10:00 a.m. on **Friday, 15th day of November, 2019**, at the subject premises. The premises to be sold are more particularly described as follows:

Unit N-23, Harwich Port, Massachusetts 02646 ("Unit") in a condominium known as Anchorage Condominium Association, Inc. ("Association"), established under the Amended and Restated Master Deed-Declaration of Condominium ("Declaration") dated September 26, 2009 and recorded at Barnstable County Registry of Deeds ("Registry of Deeds"), at Book 24112, Page 1 as amended, together with said Unit's undivided interest in the common area and facilities (the "Common Elements") as described in said Declaration, as amended.

The Association has a principal place of business at 15 Pleasant Street, Harwich Port, Massachusetts. The Unit and the Condominium are subject to the provisions of Massachusetts General Laws Chapter 183A.

The Unit hereby conveyed is shown on the plans of the building filed simultaneously with the Master Deed with said Deed, a copy of a portion of which plans are attached to the first Unit Deed.

Said Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Association as set forth in said Declaration recorded at the Registry of Deeds.

Said Unit is conveyed subject to and with the benefit of (1) the provisions of M.G.L. Chapter 183A, as amended; (2) the provisions and matters as set forth in the Declaration, as amended; (3) the provisions and matters as set forth in the first unit deed and floor plans recorded therewith; and (4) the provisions and By-Laws of said Association, as amended.

Said premises are conveyed together with the right of easements appurtenant to said Unit, as described in the Declaration.

Being all and the same premises conveyed to Susan Toye Ferguson by Quitclaim Deed of dated by deed and recorded at the Registry of Deeds at Book 30585, Page 131.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, tenants or occupants, prior mortgages, unpaid taxes, tax titles, water bills, municipal liens and assessments, common area charges, and all other claims in the nature of liens, having priority over the said Judgment and Order, if any there be.

No representation is or shall be made as to any mortgages, liens, encumbrances or the condition of the subject premises.

TERMS OF SALE: A non-refundable deposit of Five Thousand (\$5,000.00) Dollars shall be required to be made payable to Anchorage Condominium Assoc., Inc. in cash, by certified check or by Bank Cashier's check at the time and place of sale. The balance of the purchase price is to be paid to Anchorage Condominium Assoc., Inc., in cash, by certified check or by Bank Cashier's check in or within thirty (30) days from the date of sale to be held in escrow until delivery of the deed.

Other terms, if any, to be announced at the sale.

Anchorage Condominium Assoc., Inc.
By their Attorney, Howard S. Goldman
BBO#199030
Goldman & Pease LLC
160 Gould Street, Suite 320 Needham, MA 02494
(781) 292-1080
Dated: September 26, 2019

The Cape Cod Chronicle
Oct. 10, 17 and 24, 2019

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 7, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-083: Stephen Levine, c/o J. Thaddeus Eldredge, 1038 Main Street, Chatham, MA 02633, owner of property located at **3 Oyster Drive**, also shown on the Town of Chatham's Assessors' Map 15A Block 8 Lot H15B. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the elevation of the existing dwelling and construction of decks and stairways. The existing dwelling is nonconforming in that it is setback 14.7 feet from Oyster Drive, 17.5 feet from Seagull Road, 10.8 feet from the westerly abutter, 12.7 feet from the northerly abutter and is located entirely within the Coastal Conservancy District (Flood Plain ele. 13) where a 50 foot setback is required. The proposed elevated dwelling, decks and stairway will be nonconforming in that they will be located 5.8 feet from Oyster Drive, 7.2 feet from Seagull Road where a 40 foot setback is required and 5.2 feet from the westerly abutter and 12.7 feet from the northerly abutter where a 25 foot setback is required. The building area will remain unchanged at 660 square feet. The lot is nonconforming in that it contains 121.35 feet of frontage where 150 feet is required, 0 square feet of buildable upland where 20,000 square feet is required and contains 3,265 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 Chatham Protective Bylaw.**

Application No. 19-084: Double K. Ranch, LLC, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **80 Main Street**, also shown on the Town of Chatham's Assessors' Map 17B Block 7 Lot 54. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the relocation of the existing main dwelling, construction

of dormers and decks. Also proposed is the installation of new foundations under the dwelling and cottage and the installation of exterior mechanical system appliances (heat pumps). The existing dwelling is nonconforming in that it is located 4.1 feet from the road, 4.1 feet from the northerly abutter and 0 feet from the southerly abutter and 26 feet from the Coastal Conservancy District. The relocated dwelling will be nonconforming in that it will be located 9.2 feet from the road where a 25 foot setback is required, 7.2 feet from the northerly abutter and 1.8 feet from the southerly abutter where a 15 foot setback is required and the proposed deck will be located 24 feet from the Coastal Conservancy District where a 50 foot setback is required. The proposed exterior mechanical system appliances will be nonconforming in that they will be located 4.8 feet from the road where a 15 foot setback is required. The existing cottage is nonconforming in that it is located 10.9 feet from the northerly abutter, 0.4 feet from the southerly abutter and 0 feet from the Coastal Conservancy District. The proposed cottage deck expansion will be nonconforming in that it will be located 0 feet from the Coastal Conservancy District where a 50 foot setback is required. The building coverage will remain 926 square feet (29.1%) where 15% is the maximum allowed. Additionally, the applicant is seeking approval for the removal of the existing stairway on the Coastal Bank and construction of a new elevated stairway in an alternate location. The lot is nonconforming in that it contains 30.2 feet of frontage where 100 feet is required, 10,704 square feet of land area, 3,184 square feet of buildable upland where 20,000 square feet is required. The property is located within the R20 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 Chatham Protective Bylaw.**

Application No. 19-085: Daniel Geffken, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **30 Menekesh Road**, also shown on the Town of Chatham's Assessors' Map 15G Block 69 Lot M8. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing garage and construction of a new garage with living space above. The existing garage is nonconforming in that it is located 24.3 feet from the road. The proposed garage will be nonconforming in that it will be located 21.87 feet from the road where a 40 foot setback is required. The existing building coverage is 2,312 square feet (14.1%) and the proposed building coverage is 2,338 square feet (14.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 139 feet of frontage where 150 feet is required and contains 16,400 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 Sections V.B of the Chatham 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
Oct. 24 and 31, 2019

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA NOVEMBER 5, 2019

The Chatham Historical Commission will hold a public meeting on Tuesday, November 5, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

HEARINGS:

Application No: 19-037 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 (Enlarge existing dormer) a Historic Building or Structure Located at: **64 Silverleaf Avenue**, filed by: Roger O. Hoyt, Architect, 1175 Main Street, Hingham, MA 02043; for: William & Lara Riley, 282 Farmers Row, Groton, MA 01450

Application No: 19-038 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 (Front doors) a Historic Building or Structure Located at: **1952 Main Street**, filed by: Brendan Lowney/Cape Associates, PO Box 1858, No. Eastham, MA 02651; for: Sean Casey, 3 Dry River Court, Redding, CT 06896-2333

PUBLIC HEARING:

Discussion and vote on the proposed changes to the Chatham Historical Commission Rules and Regulations, **Section VII. Review of Demolitions Under Chapter 158 of the Town Code; A. Authority**, amending the language to include: "Each such determination shall not run with the land and shall not be transferable from the current applicant/owner to another."

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
Oct. 17 and 24, 2019

BREWSTER BOTANICALS LLC COMMUNITY OUTREACH MEETING 10/21/2019 RE: BREWSTER BOTANICALS LLC P.O. BOX 994, BREWSTER, MA 02631 RE: Brewster Botanicals LLC (Community Outreach Meeting)

Dear Sir or Madam:

This notice is to inform you that a Community Outreach Meeting for a proposed Marijuana Establishment has been scheduled for November 5th, 2019 at 6 pm at Brewster Ladies Library located at 1822 Main St Brewster, MA 02631. The proposed Retail Marijuana Establishment is anticipated to be located at 1061 Main St, Brewster, MA 02631. We will be doing a presentation, which will outline and incorporate our business that is being proposed in the town of Brewster. There will be an opportunity for the public to ask questions.

Sincerely,

Saumil Patel Managing Partner,
Brewster Botanicals LLC

The Cape Cod Chronicle
Oct. 24, 2019

PUBLIC HEARING NOTICE FOR CONSIDERATION OF A DEFINITIVE SUBDIVISION PLAN

As required by M.G.L., ch. 41, § 81L and 81O, the Planning Board of the Town of Chatham will hold a public hearing on **Tuesday, November 12, 2019** at 6:00 P.M. at the Chatham Town Hall Annex, located at 261 George Ryder Road Chatham, MA to consider the application of:

Eastward MBT, LLC, as trustee of Eastward Companies Business Trust, for approval of a definitive subdivision plan entitled: **Plan of Division of Land in Chatham, Massachusetts; prepared for Eastward Companies Business Trust; located at: 70 Seaview Street** showing a subdivision of land owned by: **Eastward MBT, LLC, as trustee of Eastward Companies Business Trust, 155 Crowell Road, Chatham, MA 02633**; plan prepared by: **Ladue Land Surveying;** dated: **October 10, 2019**; and showing: **Two (2) proposed lots.**

A copy of the plan and application may be reviewed at the Community Development Department located at 261 George Ryder Road on weekdays between the hours of 7:00 A.M. and 4:00 P.M. Monday-Thursday and 7:00 A.M. and 12:30 P.M. on Friday

Any person who is interested or wishes to be heard on the proposed definitive subdivision plan should appear on the date, time and place designated for the hearing.

Stacy Faber
Clerk

The Cape Cod Chronicle
Oct. 24 and 31, 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, November 4, 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 Hotel license for Wine & Malt Beverages Only from Meyer B&B Group Inc. d/b/a Captains House Inn, James Meyer, Manager to Captains House Operating LLC d/b/a Captains House Inn, Todd Hearle, Manager, 369 Old Harbor Road, Chatham, MA 02633. All interested parties are encouraged to attend.

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

The Cape Cod Chronicle
Oct. 24 and 31, 2019

LEGAL NOTICE TOWN OF HARWICH NOTICE OF PUBLIC HEARING NOVEMBER 12, 2019

The Harwich Board of Selectman will hold a Public Hearing on **Tuesday, November 12, 2019**, no earlier than 6:30 P.M. during their regularly scheduled meeting. The Hearing will be in the Donn B. Griffin Room located at the Town Hall, 732 Main Street, Harwich for the purpose of deciding whether all property shall be taxed at the same rate for Fiscal Year 2020 as set forth in Chapter 40, Section 56 of the Massachusetts General Laws.

All members of the public having an interest in this topic are cordially invited to attend the public hearing and provide information and testimony relevant to this matter.

Larry G. Ballantine, Chair
Edward J. McManus, Vice-Chair
Stephen P. Ford, Clerk
Michael D. MacAskill
Donald F. Howell

The Cape Cod Chronicle
Oct. 24, 2019

HARWICH GOLF COMMITTEE NOTICE OF PUBLIC HEARING

The Harwich Golf Committee will hold a public hearing to solicit public comment on golf fees for Cranberry Valley Golf Course for the 2020-2021 season. The hearing will be held on Tuesday November 12, 2019, at 4:00pm in the Griffin Room at Harwich Town Hall (732 Main Street).

Clem Smith, Chairman
Harwich Golf Committee

The Cape Cod Chronicle
Oct. 24, 31 and Nov. 7, 2019