

The Cape Cod Chronicle's Spotlight Home Of The Week

The homes featured weekly are chosen by the real estate offices, not by The Chronicle.



by Debra Lawless

From this Cape with its distinctive bow roof you can walk to anywhere in town—the Chatham Fish Pier, Chatham A's games, Main Street's shops and restaurants—and even watch First Night fireworks.

"It's central to everything," says agent John Otis. Yet the neighborhood offers "a lot of privacy."

The house is set behind a beautifully-landscaped front yard with rhododendrons and hydrangeas. Step inside and you're in a vestibule with a small den on your left. To the right is the great room with its sitting area, gorgeous pine floors and classic tall, shallow Rumford fireplace.

From the dining area a glass door opens to a spacious deck covered by an awning running along the side of the house. In the up-to-date kitchen is a wood-burning stove capable of heating the downstairs. A washer and dryer are tucked into an alcove by a powder room.

The house is perfect for one-floor living as there is a first-floor master with a recently-renovated bath. The closet could be broken through to the den to create a spacious walk-in closet.

Upstairs, two bedrooms are connected by a Jack-and-Jill bath. Pull-down steps lead to a full attic storage area. And in the lower level an in-law suite is complete with a kitchenette that opens out to the fenced-in yard, ready for a dog. Alternatively, the finished area could be a family room.

Over the detached two-car garage is a spacious area that could be used as a studio.

"It's a great house," Otis says.

24 Martha Kendrick Drive, Chatham

Year Built: 1983

Square Footage: 2,200

Lot Size: 0.67 acres

Number of Bedrooms: 3

Number of Baths: 3F/1H

Listing Price: \$729,000

Listed by: William Raveis Real Estate, 508-945-7777

Listing Agent: Team Otis, 508-246-9095

LEGAL ADVERTISING

HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, DECEMBER 04, 2019 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, December 4, 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, December 2, 2019.

Case #2019-38

John Matthews of West Newbury Development Corporation, through his agent, Abigail Rose of Robert B. Our Co. has applied for a Special Permit for a Temporary Change of Use in order to store materials and construction equipment associated with Town of Harwich Sewer Project. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 1, Use Regulations, PP II, Line 3 "Essential Services" as set forth in MGL Chapter 40A §6. The property is located at **160 Route 137**, Map 86, Parcel M12-2 in the CH-2 Zoning District.

Case #2019-39

Paul Bonfiglio has applied for a Special Permit for a change of use to allow for the sale or rental and repair service of new or used automobiles. The application is pursuant to the Code of the Town of Harwich §325 Table 1 Use Regulations as set forth in MGL Chapter 40A §6. The property is located at **210 Queen Anne Road**, Map 58, Parcel K3-11 in the IL Zoning District.

Case #2019-40

James and Lauren Lipscomb, through their agent, Attorney William Crowell, have applied for a Special Permit, or in the alternative, a Variance, to replace and expand the wooden deck on an existing non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 and if necessary Chapter 40A §10. The property is located at **41 Harbor Road**, Map 15, Parcel U36-1 in the RL Zoning District.

Case #2019-41

Brian Dolan, Trustee of the Brian Dolan Revocable Trust and Elizabeth Dolan, Trustee of the Elizabeth Dolan Revocable Trust through their agent, Attorney William Crowell, have applied for a Special Permit, or in the alternative, a Variance, to enclose an existing porch and construct decks on a pre-existing non-conforming single family

dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 and if necessary Chapter 40A §10. The property is located at **3 Lincoln Ave**, Map 6, Parcel G3-1 in the RH-1 Zoning District.

Case #2019-42

David Joseph, through his agent, Michael Takach of Earth & Stone, LLC has applied for a Special Permit to replace an existing retaining wall within the setback. The application is pursuant to the Code of the Town of Harwich, §325 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **67 Idle Way**, Map 63, Parcel A137 in the RR Zoning District.

In other business, the Board will address the following:

- * Approval of minutes from the October 30, 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
Nov. 14 and 21, 2019

HARWICH CONSERVATION COMMISSION NOTICE OF PUBLIC MEETING

The Harwich Conservation Commission will hold a public meeting in accordance with the provisions of the Wetlands Protection Act, MGL Ch. 131 §40, and its Regulations 310 CMR 10.00 and the Town of Harwich Wetlands Protection By-Law, and its Regulations, Article VII on **Wednesday November 20, 2019** in the **Small Hearing Room**, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **6:30 p.m.**

The following applicants have filed a **Notice of Intent**:

Mary Judge, 6 & 10 Neel Rd, Map 9 Parcel A7-1 & 2. Shorefront protection.

William Gibson, 14 Sequattom Rd, Map 101 Parcel R-3. New dwelling.

Aaron & Barbara Thall, 10 Chase St, Map 4 Parcel N3A. Pier, ramp, float, vista pruning.

Carolyn Robinson & Marjorie Pinto-Leite, 2 Ocean Ave, 1 Zylpha Rd, 5 Atlantic St, Map 6B Parcels L21, H2-1, L154. Replacement of bulkhead.

Jim Palermo, 27 Strandway, Map 1 Parcel J1-34. Hardscaping and planting.

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Nov. 14, 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**

Continued on Page 54

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Bradford H. White and Darlene L. White to Mortgage Electronic Registration Systems, Inc., as nominee for Solstice Capital Group Inc., its successors and assigns, dated December 19, 2006 and registered with the Barnstable County Registry District of the Land Court as Document Number 1053503 noted on Certificate of Title Number 142170, subsequently assigned to U.S. Bank National Association As Trustee For The Registered Holders of ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1 by Mortgage Electronic Registration Systems, Inc., solely as nominee for Solstice Capital Group Inc., its successors and/or assigns by assignment registered with Barnstable County Registry District of the Land Court as Document Number 1283674 noted on Certificate of Title Number 142170 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 1:00 PM on November 21, 2019 at 51 Holly Drive, Chatham (South Chatham), MA, all and singular the premises described in said Mortgage, to wit:

THE LAND TOGETHER WITH THE BUILDINGS THEREON, SITUATE IN CHATHAM, BARNSTABLE COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: SOUTHEASTERLY BY HOLLY DIVE, ONE HUNDRED SIXTY-FOUR (164) FEET; SOUTHWESTERLY BY LOT 55, EIGHTY-NINE (89) FEET; NORTHWESTERLY BY A PORTION OF LAND NOW OR FORMERLY OF THE TOWN OF CHATHAM, ONE HUNDRED SIXTY-FOUR (164) FEET; AND NORTHEASTERLY BY LOT 53, EIGHTY-NINE (89) FEET. ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON SUBDIVISION PLAN 35955-B (SHEET 2) DATED NOVEMBER 26, 1975, DRAWN BY NICKERSON & BERGER, INC., SURVEYORS, AND FILED IN THE LAND REGISTRATION OFFICE AT BOSTON, A COPY OF WHICH IS FILED IN BARNSTABLE COUNTY REGISTRY OF DEEDS IN LAND REGISTRATION BOOK 516, PAGE 63, WITH CERTIFICATE OF TITLE NO. 54063 AND SAID LAND IS SHOWN THEREON AS LOT 54. BEING THE SAME PROPERTY CONVEYED TO BRADFORD H. WHITE AND DARLENE L. WHITE, HUSBAND AND WIFE BY DEED FROM MIRIAM G. MATHAISEL, TRUSTEE OF HOLLY DRIVE REALTY TRUST, U/D/T 7/18/1992 RECORDED 09/30/1996 IN INSTRUMENT NO. 677237, IN THE REGISTRY OF DEEDS PLAN FOR BARNSTABLE COUNTY, MASSACHUSETTS.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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

U.S. Bank National Association As Trustee For ABFC 2007-WMC1 Trust Asset Backed Funding Corporation Asset Backed Certificates, Series 2007-WMC1
Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
18-009468

The Cape Cod Chronicle
Oct. 31, Nov. 7 and 14, 2019

**TOWN OF CHATHAM
ZONING BOARD OF APPEALS
LEGAL NOTICE**

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 21, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-086: Mark and Teresa Plotkin, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **211 Vineyard Avenue**, also shown on the Town of Chatham's Assessors' Map 10D Block 93 Lot D129. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of dormers and a partial second floor addition. The existing dwelling is nonconforming in that it is located 14.6 feet from the northerly abutter where a 15 foot setback is required and is located within the Coastal Conservancy District. The proposed additions will conform to road and abutters setbacks but are located wholly within the Coastal Conservancy District (Flood Plain Ele. 11 and 12) where a 50 foot setback is required. The existing and proposed building coverage is 1,563 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 25,063 square feet in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Sections V.B of the Chatham Protective Bylaw.**

Application No. 19-087: Edward Acton, owner of property located at **48 Hillcrest Road**, also shown on the Town of Chatham's Assessors' Map 15H Block 53 Lot M7. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The existing dwelling is nonconforming in that it is located 14 feet from the southerly abutter. The proposed dwelling will be nonconforming in that it will be located 21 feet from the southerly

abutter where a 25 foot setback is required. Also proposed is the installation of exterior mechanical system appliances (A/C condensers, generator and pool equipment) 20 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 1,460 square feet (7.9%) and the proposed building coverage is 2,692 square feet (14.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 18,040 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.**

Application No. 19-063: Ernest A. Walen III & Deborah A. Walen, c/o Rick Roy, 123A Queen Anne Road, Harwich, MA 02645, 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 enlarge, extend, or change a nonconforming accessory structure (garage) on a nonconforming lot via demolition of the existing garage and the construction of a new garage. The existing garage is nonconforming in that it is located 20.9 feet from Grist Mill Lane, 2 feet from the northerly abutter and 3.3 feet from the southerly abutter. The proposed garage will be nonconforming in that it will be located 20.9 feet from Grist Mill Lane where a 40 foot setback is required, 2 feet from the northerly abutter and 1.9 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 1,744 square feet (12.1%) and the proposed building coverage is 1,919 square feet (13.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 14,541 square feet of buildable upland where 20,000 square feet is required and contains 28,800 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 August 22, 2019, September 26, 2019 and October 24, 2019.**

Application No. 19-080: Lisa McCarthy, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **24 Independence Lane**, also shown on the Town of Chatham's Assessors' Map 16A Block 9 Lot C5. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of a portion of the existing dwelling and construction of additions. The existing dwelling is nonconforming in that it is located 31.8 feet from road. The proposed dwelling will be nonconforming in that it will be located 26.4 feet from the road where a 40 foot setback is required. The existing building coverage is 1,933 square feet and the proposed building coverage is 2,438 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 24,673 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. Continued from October 24, 2019.**

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
Nov. 7 and 14, 2019

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
December 3, 2019**

The Chatham Historical Commission will hold a public meeting on **Tuesday, December 3, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

HEARINGS:

Application No: 19-040 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** (Remove window and relocate) a Historic Building or Structure Located at: **116 Crows Pond Road**, filed by: Mark R. Zibrat, 63 Crowell Road, Chatham, MA 02633; for: Mary Ellen Hewins Rev Tr of 2018 / Paul M. Hewins Rev Tr of 2018, 41 Water Street, Hingham, MA 02043-1942

Application No: 19-041 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: **23 Highland Avenue**, filed by: Paul McCarthy, 63 Crowell Road, Chatham, MA 02633; for: Jay Di Battista, 438 Gay Street, Westwood, MA 02090

Frank Messina
Chairman

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.

The Cape Cod Chronicle
Nov. 14 and 21, 2019

**TOWN OF CHATHAM
HISTORIC BUSINESS DISTRICT COMMISSION
AGENDA**

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, November 20, 2019 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:

Meeting held October 16, 2019

SIGNS:

19-081 Chatham Interiors, Inc./c/o Melinda Headrick – Application to install a ground sign located at 515 Main Street.

19-082 Chatham Interiors, Inc./c/o Melinda Headrick – Application to install a wall sign located at 515 Main Street.

19-083 The Colors of Chatham/c/o Barry Desilets – Application to install window lettering on the easterly facing window located at 400 Main Street Unit 1.

19-084 The Colors of Chatham/c/o Barry Desilets – Application to install window lettering on the front window located at 400 Main Street Unit 1.

19-085 Donald Grunewald/c/o Minglewood Homes – Application to install a wall sign on the structure located at 726 Main Street.

ADDITION/ALTERATION:

19-080 Donald Grunewald/c/o Minglewood Homes – Application to replace the picture window on the structure located at 726 Main Street.

19-086 Top Notch Location LLC/c/o Rick Smith – Application to replace the first floor front windows and trim where necessary and replace the first floor double hung windows and siding on the easterly side and of the structure located at 409 Main Street.

19-087 Jeannine Simmonds/c/o Mark Zibrat – Application to construct additions to the dwelling located at 1050 Main Street.

OTHER BUSINESS:

Discussion of possible representatives from the HBDC for the Preservation Awards Committee
Public Comment

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.

The Cape Cod Chronicle
Nov. 14, 2019

Dan Sylver,
Chairman

**HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE**

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, December 3, 2019 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following application. Anyone having interest is invited to attend to provide comments or may submit comments in writing.

PB2019-43 Route 137 Development, LLC, owners, David A. Clark, P.E., Clark Engineering LLC, representative, seek approval of a ten (10) lot definitive subdivision plan, one (1) of which is a panhandle lot, and two (2) non-buildable parcels. The application is pursuant to the Code of the Town of Harwich **\$325-18(Q)** and c.400, Article II and MGL c.41 §88 K-GG and. The property is located on Chatham - Brewster Road (aka Route 137), between Chrisjobeth Circle and Sherwood Road on Assessor's Maps 96, 97 & 106 with a portion of land being identified as parcels Misc. 50 and Misc. 60 and the remainder being undesignated. The land is in the R-R and W-R zoning districts.

All documents related to the above case 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.

Joseph P. McParland,
Chair

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