

LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, December 19, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-092: Richard and Juliana Quinn, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **15 Cove Hill Circle**, also shown on the Town of Chatham's Assessors' Map 13J Block 1 Lot C9. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and construction of a new dwelling and swimming pool. The existing dwelling is nonconforming in that it is located 2 feet from the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located 27 feet from the Coastal Conservancy District and the proposed pool will be nonconforming located 20 feet Coastal Conservancy District where a 50 foot setback is required. Also proposed is the construction of a new driveway within the Coastal Conservancy District. The existing building coverage is 3,487 square feet (10.7%) and the proposed building coverage is 4,395 square feet (13.5%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 32,606 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 & 9 and Sections IV.A.3.d., V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 19-094: Scott and Judith Stewart, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **65 Squanto Drive**, also shown on the Town of Chatham's Assessors' Map 10C Block 18 Lot E16. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions and front porch. The proposed dwelling will comply with all bulk and dimensional requirements of the Bylaw but is considered a substantial alteration and under the Second Except Clause of Section 6 of M.G.L. Chapter 40A, such substantial alteration requires the grant of a Special Permit. The existing building coverage is 1,551 square feet (10.2%) and the proposed building coverage is 2,176 square feet (14.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,557 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 Chatham Protective Bylaw.**

Application No. 19-095: NextGrid Inc., c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, agreed vendee of property located at **0 Middle Road (South Chatham)**, also shown on the Town of Chatham's Assessors' Map 6F Block 55 Lot J27 and Map 6F Block 33 Lot J1. The Applicant seeks a Special Permit under Section VIII.D.2.b. to construct and operate a public utility facility (photovoltaic ground mounted solar array) in a residential zone. The lot is contains 636,231 square feet in the R30 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections III.C.1.c.7 & VIII.D.2.b. of the 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 Crist 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 Crist 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 October 24, 2019 and November 21, 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 and November 21, 2019.**

Other Business:
Approval of Minutes
Election of Officers
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
Dec. 5 and 12, 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 December 18, 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 **Request for Determination of Applicability:**

Ted Damico & Yvette Cozier, 11 Nehoiden Street, Map 12 Parcel 3X-3A. Replace a screened-in porch and car port on a slab foundation with an addition on a crawl-space foundation. **Applicant has requested to withdraw application without prejudice.**

Donna Smith, 296 Rt 28, Map 12 Parcel H1. Site reconfiguration with new snack shack and septic system

Beth Winmill, Common area of Daisy St and Sequattom Rd, No Map or Parcel. Rebuild beach stairs.

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

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

Rick & Linda Vayo, 0 Sequattom Rd, Map 101 Parcel W4-1. Dock.

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

Sheila & Alfred Quirk, 11 Prince Charles Dr, Map 110 Parcel S26. Addition, move outdoor shower, construct window well and plantings.

Michael & Jennifer Monteiro, 11 Braddock St, Map 7 Parcel F19. Demo and rebuild dwelling.

Town of Harwich, 0 Cove Landing Rd, Map 115 Parcel P2. Reconstruction of boat ramp.

The Cape Cod Chronicle
Dec. 12, 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, December 18, 2019 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held December 4, 2019

ADDITION/ALTERATION:
19-091 Kathy Doyle/c/o Thomas Guariglio – Application to replace windows and trim on the dwelling located at 374 Orleans Road.

SITE IMPROVEMENT:
19-092 Chatham Works Holdings LLC – Application to install fencing around the dumpster located at 323 Orleans Road.

ADMINISTRATIVE APPROVAL/EXEMPTION:
19-089 Chatham Works Holdings LLC – Application for Exemption to install a skylight on the structure located at 323 Orleans Road.

OTHER BUSINESS:
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.

Dan Sylvester
Chairman

The Cape Cod Chronicle
Dec. 12, 2019

NOTICE OF PUBLIC HEARING TOWN OF HARWICH BOARD OF SELECTMEN APPLICATION FOR LIQUOR LICENSE TRANSFER OF LICENSE

Notice is hereby given under Chapter 138 of the General Laws as amended that application has been made to this Board for a transfer of the Annual, Common Victualler, All Alcoholic Beverages License now held by Ham and Bri LLC DBA Reds Pizza, 703 Main Street, Harwich, MA 02645 to Beachlight, LLC DBA Seal Pub, 703 Main Street, Harwich, MA 02645, on the following described premises located at 703 Main Street, Harwich, MA 02645: Indoor area – Two dining rooms, bar room, kitchen, prep room, two bathrooms and an office. Two entrances. Outdoor area – Patio seating of six tables, seating 20.

The Board of Selectmen will hold a hearing upon the application on Monday, December 16, 2019 no earlier than 6:30 p.m. in the Donn B. Griffin Room at Town Hall, 732 Main Street, Harwich, at which time all interested parties will be heard.

Board of Selectmen
Local Licensing Authority

The Cape Cod Chronicle
Dec. 12, 2019



**Legal Ad Deadline is Monday at Noon
Except on Monday Holidays
when the deadline will be Friday at Noon**

**Early Deadlines for:
Dec. 26th Deadline is Friday, Dec. 20
Jan. 2nd Deadline is Friday, Dec. 27**