

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 5, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-088: Allyn C. Callahan 2008 Family Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **46 Jericho Lane**, also shown on the Town of Chatham's Assessors' Map 10B Block 17 Lot M7. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition and deck. Also proposed is the demolition of the existing boathouse and construction of a new boathouse in the same location. The existing dwelling is nonconforming in that it is located 12.8 feet from the south westerly abutter and is located within the 50 foot setback to the Coastal Conservancy District. The proposed addition and deck will be nonconforming in that they will be located with the setback to the Coastal Conservancy District where a 50 foot setback is required. Additionally, the applicant is seeking approval for the removal of the existing at grade steps and construction of a new elevated stairway. The existing building coverage is 2,743 square feet (25.4%) and the proposed building coverage is 2,691 square feet (24.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,820 square feet of buildable upland where 20,000 square feet is required. The lot contains 20,050 square feet in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and 9 and Sections IV.A.3.a., V.B and VIII.D.2.b.of the Chatham Protective Bylaw.**

Application No. 19-089: Ocinneide Properties 2 LLC, c/o Andrew L. Singer, Esq., PO Box 67, Dennis Port, MA 02639, owner of property located at **356 Stage Harbor Road**, also shown on the Town of Chatham's Assessors' Map 13B Block 30 Lot 11. The Applicant seeks to modify Special Permit No. 18-093 granted on December 20, 2018, which allowed for the demolition of the existing nonconforming dwelling and construction of a new dwelling. The existing dwelling is nonconforming in that it is located 13.7 feet from the road and 21.8 feet from the northwesterly abutter. The Applicant now seeks to modify the Special Permit to allow for a change to the approved building coverage and setbacks from the road and northwesterly abutter. The approved dwelling was nonconforming in that it was proposed to be located 15 feet from the road. The proposed modification to the Special Permit will allow for dwelling to be located 14.7 feet from the road where a 40 foot setback is required and 22.9 feet from the northwesterly abutter where a 25 foot setback is required. The approved building coverage was 2,741 square feet (14.4%) and the proposed building coverage is 2,849 square feet (14.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 19,053 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. 19-090: Joseph and Meredith DiBattista, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **23 Highland Avenue**, also shown on the Town of Chatham's Assessors' Map 15E Block 48 Lot 56. 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 11.5 feet from southeasterly abutter. The proposed additions will be nonconforming in that they will be located 13 feet from the southeasterly abutter where a 15 foot setback is required. Also proposed is the demolition of the existing nonconforming garage. The existing building coverage is 1,266 square feet (19.1%) and the proposed building coverage is 1,243 square feet (18.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 6,633 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. 19-091: Stanley and Laura Caskey, c/o J. Thaddeus Eldredge, 1038 Main Street, Chatham, MA 02633, owner of property located at **1050 Main Street**, also shown on the Town of Chatham's Assessors' Map 12F Block 9 Lot 9. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling is nonconforming in that it is located 8.9 feet from the easterly abutter and 4.6 feet from the westerly abutter. The proposed additions will be nonconforming in that they will be located 9.7 feet from the easterly abutter where a 15 foot setback is required. Also proposed is the installation of an exterior mechanical system appliance (A/C condenser) 5.9 feet from the easterly abutter where a 15 foot setback is required. The existing building coverage is 1,150 square feet (10.5%) and the proposed building coverage is 1,650 square feet (15%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 50 feet of frontage where 100 feet is required and contains 11,000 square feet of buildable upland 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. 19-093: Warren and Carolyn Tolman, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **67 Pine Knoll Avenue**, also shown on the Town of Chatham's Assessors' Map 6C Block 96 Lot S68. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a second floor addition and front porch. The existing dwelling is nonconforming in that it is located 7 feet from the Coastal Conservancy District, 19.8 feet from the road and 10.6 feet from the westerly abutter. The proposed second floor addition will be nonconforming in that it will be located 24 feet from the Coastal Conservancy District where a 50 foot setback is required and 19.8 feet from the road where a 25 foot setback is required. The existing building coverage is 2,019 square feet (18.7%) and the proposed building coverage is 2,157 square feet (22.5%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 9,608 square feet of buildable upland where 20,000 square feet is required. The property is located 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.**

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. 21 and 28, 2019

PUBLIC HEARING NOTICE FOR CONSIDERATION OF SITE PLAN REVIEW CHATHAM, MA PLANNING BOARD

As authorized by the Chatham Protective Zoning Bylaw Section VI.2.d and required by M.G.L. Chapter 40A, section 11, the Planning Board of the town of Chatham hereby provides notice that it will hold a public hearing on **Tuesday, December 10, 2019 at 6:00 P.M. at the Chatham Town Hall Annex Building; located at 261 George Ryder Road, Chatham, MA.** to consider the formal application of:

NextGrid, Inc. c/o William G. Litchfield, Esq. for the approval of a **Site Plan** entitled: **Photovoltaic System O Middle Road Chatham, MA;** located at: **0 Middle Road;** prepared for: **NextGrid, Inc.** prepared by: **BSC Group;** dated: **11/6/2019.**

The applicant is proposing: **Redevelopment of the property from an existing sandpit to a proposed 8,424 solar module photovoltaic system (ground mounted solar array) which includes an inverter, battery enclosure and miscellaneous equipment. The proposal is also considered a Formula Business Establishment under Section II.B.45. of the Protective (Zoning) Bylaw.**

A copy of the request may be reviewed at the Community Development Department located at 261 George Ryder Road Monday – Thursday between the hours of 7:00 A.M. and 4:00 P.M. and Fridays between the hours of 7:00 A.M. and 12:30 P.M.

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

Stacy Faber
Clerk

The Cape Cod Chronicle
Nov. 21 and 28, 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 4, 2019 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held November 20, 2019

ADDITION/ALTERATION:
19-088 William Riley/c/o Tesla Energy Operations Inc. – Application to install 12 solar panels on the rear of the dwelling located at 19 Bearses Byway.

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
Nov. 28, 2019

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA19P1568EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Katharine S. Maxon
Date of Death: July 27, 2019

To all persons interested in the above captioned estate, by Petition of Petitioner Ralph P. Maxon of High Springs, FL a Will has been admitted to informal probate. Ralph P. Maxon of High Springs, FL 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
Nov. 28, 2019

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA DECEMBER 17, 2019

The Chatham Historical Commission will hold a public meeting on **Tuesday, December 17, 2019 beginning at 9:00 AM** at the **Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

HEARINGS:
Reopening of the public hearing to consider the possibility of lifting the demolition delays that were imposed on July 29, 2019 for: **Application No: 19-023** that was 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 for: Robert M. Mahoney, 37 Longfellow Road, Wellesley, MA 02481.

The current applicant is Robert Moss, 53 Sears Road, Southborough, MA 01772. The purpose of this public hearing is to consider the following proposal: The Main House (Starboard Light) will be relocated on the site and modified. The rear buildings are proposed to be demolished.

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. 28 and Dec. 5, 2019

TOWN OF CHATHAM BOARD OF HEALTH LEGAL NOTICE

The Chatham Board of Health will hold a public hearing on Monday, December 2, 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 Tobacco Control Regulation, specifically to ban the sale of all flavored tobacco products at all retail establishments in the Town of Chatham.

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
Nov. 21 and 28, 2019

TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, December 18, 2019 in the Griffin Room, Town Hall, at 732 Main Street, Harwich, MA to consider the following applications. The public hearing will begin at 6:00 p.m. followed by a public meeting. Any member of the public having an interest in these applications is invited to attend and provide information and comment relevant to this matter or may submit the same in writing.

HH2019-27 Notice of Intent (NOI) has been received for 6 Marthas Ln, Map 44, Parcel N1-10A, in the R-R Zone. The application proposes the replacement, relocation, or elimination of several existing windows and the addition of sliding glass doors. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Harwich Realty LLC, as Owners; Nick Katsikis, as Applicant.

HH2019-28 Notice of Intent (NOI) has been received for 62 Pleasant Street, Map 14, Parcel M6-0, in the R-M Zone. The application proposes %100 demolition of a detached garage. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., John & Suzanne Lehner as Owners/Applicant.

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 department business hours.

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

Mary Maslowski,
Chairman

The Cape Cod Chronicle
Nov. 28 and Dec. 5, 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 4, 2019** in the **Donn B. Griffin 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.
Jim Palermo, 27 Strandway, Map 1 Parcel J1-34. Hardscaping and planting.
Michael & Jennifer Monteiro, 11 Braddock St, Map 7 Parcel F19. Demo and rebuild dwelling.
Richard & Cathy Boskey, 2 Lake Shore Dr, Map 110 Parcel A2. Remove existing garage, deck renovations, construction of new garage and addition.

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