

# 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.



**630 Riverview Dr., Chatham**

**Year Built: 2001**

**Square Footage: 2,900**

**Lot Size: 0.47 acres**

**Number of Bedrooms: 4**

**Number of Baths: 3F**

**Listing Price: \$1,199,999**

**Listed by: Robert Paul Properties, 508-945-5553**

**Listing Agent: Dawn Marie Boynton, 508-269-9001**

by Debra Lawless

Agent Dawn Boynton leads a visitor to her favorite room in this sophisticated custom Cape in Riverbay.

"This room is just elegant with the high ceilings," she says of the dining room in the heart of the house. A wall of windows and glass doors overlook the grassy backyard, made private with mature rhododendrons. "I've never been in a house so well-maintained and loved."

A central gas fireplace separates the dining room from the living room which has a "modern flair." On one side is the up-to-date kitchen with its beamed cathedral ceiling and central island. On the other is the master suite. You enter an office/den/gym and pass through French doors to the bedroom.

"The master really is private," Boynton says. "There are two doors between you and everybody."

The current owners designed the house, which Boynton calls "pristine and elegant," with its unique floor plan. The house, on a corner lot, is situated to best catch the sun. Also, the owners maximized the natural light with transom windows above entryways and many south-facing windows.

The house is "meticulous—the interior and the exterior," she adds.

Upstairs, from an open family room you can see down into the dining room. Two beds share a bath. A spacious fourth bedroom for guests is over the two-car garage.

Riverbay, a walking neighborhood, is "quiet, it's safe," says Boynton. There are ponds for kayaking, and it is less than a mile from Pleasant Bay and two and a half miles to Main Street.



**EXTENDED  
COVERAGE**  
by Craig S. Vokey

## BONE FRACTURES INCREASING

### AS SENIORS WALK DOGS TO STAY ACTIVE

While walking a dog provides older Americans with a valuable outlet for regular physical activity, a new study has shown that fractures related to these walks have more than doubled between 2004 and 2017 in patients 65 and older. In this population, 78 percent of the fractures occurred in women, with hip and upper extremity breaks being the most common.

The study team reviewed all fractures in the 65-and-older population in a database stretching across roughly 100 participating hospitals' emergency departments, corresponding to 32,624 cases in the United States overall.

Fracture injuries linked to walking leashed dogs were found to have increased significantly, from 1,671 cases in 2004 to 4,396 in 2017 - a 163 percent increase. Approximately half of the injuries were related to people's upper extremities; fractures of the wrist, upper arm, finger and shoulder were the most common in that category.

Specifically, seniors fractured their hip most often, accounting for 17 percent of the injuries in the database. This is particularly concerning, as mortality rates related to hip fractures in patients over 65 are close to 30 percent. Why hip injuries among older people can be so deadly has to do with the possibility of setting off a domino-effect of factors that relate to poorer health, such as a sudden lack of mobility and activity.

The count of dog walking injuries may actually be low. Debilitating tendon or muscle damage and those who may refuse or seek out other avenues of care were not included in the study.

*Presented as a service to the community by ...*

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## LEGAL ADVERTISING

### HARWICH PLANNING BOARD LEGAL NOTICE PROPOSED ZONING AMENDMENT

In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, February 25, 2020 not earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, to consider an amendment to the Harwich Zoning Codes:

Article \_\_: To see if the Town will vote to amend the Code of the Town of Harwich - Zoning by deleting the definition of "Essential Services" within §325-2 - Definitions and by deleting within §325-13 - Table 1, Paragraph II - Public and Quasi Public Uses, Item 3 - Essential services; facility, utilities. <<https://ecode360.com/12263031#12263031>>

Any person interested or wishing to be heard on this zoning proposal should appear at the time and place designated. The full text for the proposed amendments can be found on the Town Website <http://www.harwich-ma.gov/planning-board>, and in the Community Development and Town Clerk Offices at Town Hall, at the address noted above, during normal business hours.

In accordance with state law, this legal notice will also be available electronically at [www.masspublicnotices.org](http://www.masspublicnotices.org) <<http://www.masspublicnotices.org>>. The Town is not responsible for any errors in the electronic posting of this legal notice.

Joseph P. McParland,  
Chair

The Cape Cod Chronicle  
Feb. 6 and 13, 2020

### TOWN OF HARWICH SOLICITATION OF PRICE QUOTATIONS EXECUTIVE SEARCH CONSULTING SERVICES RECRUITMENT AND SELECTION OF A TOWN ADMINISTRATOR

The Harwich Board of Selectmen seeks consulting services for the recruitment and selection of an appropriate candidate for the position of Town Administrator for the Town of Harwich, Massachusetts. Interested parties shall submit a written quote for services. Quotes shall be received by the Harwich Board of Selectmen Harwich Town Hall, 732 Main Street, Harwich, MA 02645 no later than 3:00 PM on February 20, 2020. Detailed scope of work can be obtained by contacting the Harwich Board of Selectmen office 508-430-7513 ext.3319

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

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, February 27, 2020**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**Application No. 20-006: Enrico and Linda Salvi**, c/o Thadd Eldredge, 1038 Main Street, Chatham, MA 02633, owner of property located at **280 Main Street**, also shown on the Town of Chatham's Assessors' Map 16C Block 2 Lot 59. 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 33.8 feet from the road where a 40 foot setback is required, 18.8 feet from the westerly abutter and 21.8 feet from the northerly abutter. The proposed additions will be nonconforming in that they will be located 21.9 feet from the northerly abutter where a 25 foot setback is required. The existing building coverage is 1,374 square feet (7.3%) and the proposed building coverage is 1,488 square feet (8.0%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 127.23 feet of frontage where 150 feet is required, 18,700 square feet of buildable upland where 20,000 square feet is required and contains 18,722 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.**

**Application No. 20-007: Cynthia Rowe Pelletier**, c/o Sarah Turano-Flores, Esq., PO Box 1630, Hyannis, MA 02601, owner of property located at **27 Little Beach Road**, also shown on the Town of Chatham's Assessors' Map 16A Block 23 Lot H7B. The Applicant seeks a Special Permit for the alteration of an existing driveway and installation of fencing within the Conservancy District. The lot contains 1.12 acres with 0 square feet buildable upland in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections IV.A.3.a. and IV.A.3.d. 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](http://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  
Feb. 13 and 20, 2020

**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, February 19, 2020 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

**MINUTES REVIEW:**  
Meeting held February 5, 2020

**SIGNS:**  
**20-015** Pine Acres Realty/c/o Lori Smith – Application to replace the existing ground sign located at 938 Main Street.  
**20-016** Pine Acres Realty/c/o Lori Smith – Application to replace the existing wall sign located at 509 Main Street.  
**20-017** Pine Acres Realty/c/o Lori Smith – Application to replace the existing hanging wall sign located at 509 Main Street.

**DEMOLITION:**  
**20-012** Paul Flynn/c/o Bernadette Macleod – Application to demolish the dwelling located at 48 Cross Street.

**NEW CONSTRUCTION:**  
**20-013** Paul Flynn/ c/o Bernadette Macleod – Application to construct a new dwelling located at 48 Cross Street.

**ADMINISTRATIVE APPROVAL/EXEMPTION:**  
**20-014** Town of Chatham/c/o Terry Whalen – Application for Exemption for work not visible to install a generator behind the structure located at 261 George Ryder 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](http://www.mytowngovernment.org/02633) at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Dan Sylver,  
Chairman

The Cape Cod Chronicle  
Feb. 13, 2020

# LEGAL ADVERTISING

**NOTICE OF PUBLIC HEARING  
TOWN OF HARWICH  
BOARD OF SELECTMEN  
APPLICATION FOR LIQUOR LICENSE  
TRANSFER OF LICENSE AND ALTERATION OF PREMISES**

Notice is hereby given under Chapter 138 of the General Laws as amended that application has been made to this Board for an alteration of premises and a transfer of the Seasonal, Common Victualler, All Alcoholic Beverages License now held by 10 Yen LLC DBA Ten Yen, 554 Route 28, Suite B, Harwich Port, MA, Michael Jacek – Manager, to 554 Street Bar LLC, DBA Three Monkeys, 554 Route 28, Suite B, Harwich Port, MA, Michael Jacek – Manager, on the following described premises located at 554 Route 28, Suite B, Harwich Port, MA: Three room, single floor restaurant with a window bar in the front of the building to serve patrons both inside and on the patio. Patio is 705 SF with 3380 SF of interior space, including kitchen and storage. Total SF 4,085 with 3 entrances and exits.

The Board of Selectmen will hold a hearing upon the application on Monday, February 24, 2020 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  
Feb. 13, 2020

**HARWICH PLANNING BOARD  
PUBLIC HEARING NOTICE**

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, February 25, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following application(s). Anyone having interest is invited to attend to provide comments or may submit comments in writing.

**PB2020-03 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 2 Celebration Way, Map 81, Parcel C1-1 in the R-L District.

**PB2020-04 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 6 Celebration Way, Map 81, Parcel C1-2 in the R-L District.

**PB2020-05 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 14 Celebration Way, Map 81, Parcel C1-4 in the R-L District.

**PB2020-06 Davenport Companies**, applicant and prospective buyer, c/o Philip O. Scholomiti, PLS, representative, Estate of James G. Marceline, as owner(s) seeks approval of a Use Special Permit with waivers for a Two-Family dwelling pursuant to the Code of Town of Harwich §§ 325-13.A, -51 and -51.N as set forth in MGL c. 40A §9. The property is located at 10 Celebration Way, Map 81, Parcel C1-3 in the R-L District.

All documents related to the above cases 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](http://www.masspublicnotices.org).' The Town is not responsible for any errors in the electronic posting of this legal notice.

Joseph P. McParland,  
Chair

The Cape Cod Chronicle  
Feb. 6 and 13, 2020

**HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING  
WEDNESDAY, FEBRUARY 26, 2020 AT 7:00 P.M.  
GRIFFIN MEETING ROOM, HARWICH TOWN HALL  
AGENDA**

On Wednesday, February 26, 2020 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, February 24, 2020. Documents received after this time may be too late for submission to the Board.**

**Case #2020-04 (CONTINUED from 1.26.20)**  
Kevin M. Blute and Lorraine M. Blute have applied for a Special Permit to build a 3-season porch onto 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. The property is located at **9 Idle Way**, Map 62, Parcel K33 in the RR Zoning District.

**Case #2020-06 (CONTINUED from 1.26.20)**  
Ronald A. Emler and Diane D. Bouffard, Trustees of the Ronald A. Emler and Diane D. Bouffard Revocable Living Trust Agreement, through their agent, Attorney William Crowell, have applied for a Special Permit, or in the alternative, a Variance, to construct a porch onto 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 **12 Park St**, Map 50, Parcel P1-3 in the RM Zoning District.

**Case #2020-07 (CONTINUED from 1.26.20)**  
David C. Fogaren, and Lisa M. Fogaren, Trustees of the Fogaren Family Revocable Trust, through their agent, Attorney Jeffrey Ford,

have applied for a Special Permit to demolish and replace 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. The property is located at **12 Hiawatha Road**, Map 6, Parcel F-3-5 in the RH-1 Zoning District.

**Case #2020-05 (CONTINUED from 1.26.20)**  
David Radlo and Irene Radlo, through their agent, Jeffrey Hennemuth have applied for a Special Permit to replace an existing deck of 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. The property is located at **7 Ginger Plum Lane**, Map 5, Parcel G4-53 in the RH-1 Zoning District.

**Case #2020-02 (CONTINUED from 1.26.20)**  
The Royal Apartments LLC, through its agent, Alex Burdin, has applied for a Variance, to convert the use of the property from a nursing home/assisted living use to multi-family dwelling residential use. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **328 Bank Street**, Map 41, Parcel N4 in the MRL Zoning District.

**Case #2020-03 (CONTINUED from 1.26.20)**  
Andrew Hall, Successor Trustee of the Emulous Hall Realty Trust through his agent, Attorney Andrew L. Singer, has applied for a Variance, to redevelop a previously disturbed and commercially-used portion of property located in 2 zoning districts in connection with a seasonal, miniature golf course. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **346 Route 28 and 0 Sisson Road**, Map 21, Parcels N2-0 and N1-0 in the CH-1 and RM Zoning Districts.

**Case #2020-08**  
Paul R. Donovan and Laura J. Donovan, through their agent, Rick Roy of Rick Roy Construction, have applied for a Special Permit to create an addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54, §325 Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **16 Kent Road**, Map 44, Parcel A1-24 in the RR Zoning District.

**Case #2020-09**  
Timothy P. Gerspacher and Stephanie J. Gerspacher, through their agent, Attorney Howard Cahoon, have applied for a Special Permit to add a screened porch onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54, §325 Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **6 Silver Street** Map 10, Parcel P4 in the RH-1 Zoning District.

**Case #2020-10**  
Jonathan P. Chorey and Susan G. Chorey, Trustees et al, through their agent, Peter Barnard of Cape Coastal Builders have applied for a Special Permit to demolish and replace a pre-existing, non-conforming garage. The application is pursuant to the Code of the Town of Harwich, §325-Table 2 - Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **153 Gorham Road**, Map 24, Parcel R2 in the RR Zoning District.

In other business, the Board will address the following:  
\* Approval of minutes from the January 26, 2020 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](http://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](mailto:sdelaney@town.harwich.ma.us)*

Board of Appeals Recording Clerk

The Cape Cod Chronicle  
Feb. 6 and 13, 2020

**HARWICH BOARD OF SELECTMEN  
NOTICE OF SHOW CAUSE HEARING  
VIOLATIONS OF CONDITIONS OF ENTERTAINMENT LICENSES  
FEBRUARY 27, 2020**

The Interim Town Administrator, acting as the Hearing Officer for the Board of Selectmen, will hold a Show Cause Hearing on Thursday, February 27, 2020 at 1:00 PM in the Donn B. Griffin Room located at Harwich Town Hall, 732 Main Street, Harwich, for the purpose of consideration of noise/entertainment licenses violations by Ember Pizza., d/b/a Ember, located at 600 Route 28 in Harwich Port. The Interim Town Administrator will consider possible penalties including modifications, suspension, revocation or cancellation of said licenses. All members of the public having an interest in the topic are cordially invited to attend the hearing and provide information and comment relevant to this issue.

Joseph Powers  
Interim Town Administrator

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Feb. 13, 2020