

# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, January 9, 2020**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

**Application No. 19-096: David and Linda Nixon**, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owners of property located at **202 Stage Island Road**, also shown on the Town of Chatham's Assessors' Map 13A1 Block 7C Lot D152. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a new front entry. The existing dwelling is nonconforming in that it is located 38.7 feet from the road. The proposed stairway will be nonconforming in that it will be located 34.7 feet from the road where a 40 foot setback is required. The building coverage will remain 2,194 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 92.46 feet of frontage where 150 feet is required. The lot contains 77,800 square feet 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.**

**Application No. 19-097: Donald Grunewald**, c/o Jennifer Runnels, owner of the property located at **726 Main Street**, also shown on the Town of Chatham's Assessors' Map 14E Block 45 Lot 22. The Applicants seek an Appeals Permit under Section 225-19 of the Town of Chatham Sign Bylaw, to allow the placement of a 24 inch by 34 inch wall sign. The proposed sign covers 22% of the building face where 10% is the maximum allowed. The lot contains 6,098 square feet in a GB2 Zoning District. **The proposed sign requires an Appeals Permit under Section 225-19 of the Chatham Sign Bylaw.**

**Application No. 17-038: Thirty-Eight Briggs Way Nominee Trust**, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owner of property located at **38 Briggs Way**, also shown on the Town of Chatham's Assessors' Map 17D Block 5 Lot B1. The Applicant seeks to extend Special Permit No. 17-038 until March 6, 2021. The current expiration date is February 13, 2020. This Special Permit allowed the Applicant to construct an elevated stairway. The lot contains 43,558 square feet of buildable upland in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 14 and Section VIII.D.2.b. of the Protective Bylaw.**

**Application No. 19-098: Eric and Gina Auger**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **90 Honeysuckle Lane**, also shown on the Town of Chatham's Assessors' Map 13B Block 17 Lot 17. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a cantilevered porch. The existing dwelling is nonconforming in that it is located 20 feet from the Inland Conservancy District and within Coastal Conservancy District. The proposed porch will be nonconforming in that it will be located 15 feet from the Inland Conservancy District where a 25 foot setback is required and within Coastal Conservancy District where a 50 foot setback is required. 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 expansion of the driveway within the Coastal Conservancy District. The existing building coverage is 1,123 square feet (30.8%) and the proposed building coverage is 1,265 square feet (34.6%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 3,651 square feet of buildable upland where 20,000 square feet is required and contains 20,600 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 Section V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.**

**Application No. 19-099: Robert B. Moss**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, agreed vendee of property located at **154 Champlain Road**, also shown on the Town of Chatham's Assessors' Map 12A Block 5 Lot 9. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the bunkhouse, garage, shed and a portion of the existing dwelling, relocation of a portion of the dwelling and the construction of additions. Also proposed is the demolition of the existing beach access stairs and the construction of new beach access stairs as allowed by Special Permit under Section IV.A.3.a. of the Bylaw. The existing dwelling is nonconforming in that it is located 22 feet from the road and within the Coastal Conservancy District. The existing bunkhouse is nonconforming in that it is located 10 feet from the road. The existing garage is nonconforming in that it is located 2.2 feet from the easterly abutter and within the Coastal Conservancy District. The existing shed is nonconforming in that it is located .3 feet from the easterly abutter. The proposed dwelling will be nonconforming in that it will be located 32 feet from the road where a 40 foot setback is required, 14.6 feet from the easterly abutter where a 25 foot setback is required and will remain within the Coastal Conservancy District where a 50 foot setback is required. The lot is nonconforming in that it contains 16,800 square feet of buildable upland where 20,000 square feet is required and contains 24,750 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.**

**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  
Dec. 26, 2019 and Jan. 2, 2020

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JANUARY 7, 2020

**The Chatham Historical Commission will hold a public meeting on Tuesday, January 7, 2020 beginning at 2:30 pm at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.**

### HEARINGS:

**Application No: 20-001** 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 portion of the roof of attached garage for new dormer) a Historic Building or Structure Located at: **107 Main Street**, filed by: Mark R. Zibrat, 63 Crowell Road, Chatham, MA 02633; for: Mark B. & Deborah A. Fortin, 6 Hancock Avenue, Lexington, MA 02420-3450

**Application No: 20-001** To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in a National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in a National Historic Register District. Located at: **107 Main Street**, filed by: Mark R. Zibrat, 63 Crowell Road, Chatham, MA 02633; for: Mark B. & Deborah A. Fortin, 6 Hancock Avenue, Lexington, MA 02420-3450

**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.**

Frank Messina  
Chairman

The Cape Cod Chronicle  
Dec. 19 and 26, 2019

## TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission will hold a public hearing on Wednesday, January 15, 2020 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.

**HH2020-01 Notice of Intent (NOI) has been received for 6 Chase Street**, Map 4, Parcel N3, in the R-L Zone. The application proposes partial demolition and replacement of a detached garage. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Sara Williams as Owner, Capizzi Home Improvement as Applicant.

**HH2020-02 Notice of Intent (NOI) has been received for 96 Bank Street**, Map 14, Parcel W1-0, in the R-M Zone. The application proposes installation of a bathroom window. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Bradley W. and Rosemary D. Baker as Owners/Applicant.

**HH2020-03 Notice of Intent (NOI) has been received for 12 Sea Breeze Avenue**, Map 6B, Parcel E1-10, in the R-H-2 Zone. The application proposes %100 demolition and rebuild of a single family dwelling The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., McSweeney Family Realty Trust C/O Stephen McSweeney as Owners, Thomas Moore Design Co. as Applicant.

**HH2020-04 Notice of Intent (NOI) has been received for 515 Route 28**, Map 14, Parcel Q11-1, in the C-V Zone. The application proposes an 8'x10' addition. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Grey House Property Management Trust and Kathleen Meyer as Owner/Applicant.

**HH2020-05 Certificate of Appropriateness (COA) has been received for 721 Main Street**, Map 41, Parcel D5-1 in the C-V and the Harwich Center Historic Districts. The application proposes the installation of new signage. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Alan Rogers as Owner, Saumil Patel as Applicant.

**HH2020-06 Certificate of Appropriateness (COA) has been received for 703 Main Street**, Map 40, Parcel Y3 in the C-V and the Harwich Center Historic Districts. The application proposes the installation of new signage. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Brian Druker as Owner, Robert Young as Applicant.

All documents related to the above case(s) are on file with the Building 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](http://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  
Dec. 26, 2019 and Jan. 2, 2020

## BOARD OF HEALTH LEGAL NOTICE

The Chatham Board of Health will hold a public hearing on Monday, January 13, 2020 at 4:00 p.m. in the Town Hall Annex small meeting Room, (lower level), located at 261 George Ryder Road, Chatham, MA to receive public input on the revisions to the Nitrogen Loading regulation.

Copies of the revised draft regulation may be obtained at the Town Hall Annex Building, Health Division located at 261 George Ryder Road, Chatham, MA and on the town's website.

Chatham Board of Health

The Cape Cod Chronicle  
Dec. 26, 2019

## HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, January 14, 2020 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.

**PB2019-45 Royal Apartments LLC, as owner, Alex Bardin, Representative**, seeks approval of a Multi-Family Use Special Permits in the Harwich Center Overlay District and a Site Plan Review Special Permit for the proposed use and additional parking and other appurtenances pursuant to the Code of the Town of Harwich §§325-51.D and -51.O and 325-55. The property is located at 328 Bank Street, Map 41, Parcel N4 in the M-R-L, Harwich Center Overlay and Historic Districts.

**PB2019-46 Greenskies Renewable Energy**, as applicant, All-Points Technology Corporation PC, as representative, seeks approval of a Site Plan Review Special Permit pursuant to the Code of the Town of Harwich §325-55, in conjunction with §325, Article XXIII to establish a Large Scale Photovoltaic Array at Cranberry Valley Golf Course, owned by the Town of Harwich. The proposal consists of both a ground-mounted array and a rooftop array on the cart barn building. The property is located at 183 Oak Street, Map 61, Parcel H1 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](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  
Dec. 26, 2019 and Jan. 2, 2020

## 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 January 8, 2020** 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 Request for Determination of Applicability:

**Swavi Osev, 346 Rt 28 & 0 Sisson Rd, Map 21 Parcels N1 & N2.** Mini-golf course.

**Harwich Conservation Trust, 588 Queen Anne Rd, Map 83 Parcel S1-0-E.** Vista pruning, creation of trail and installation of wood bench.

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

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

**George & Catherine Lemont, 2092 Head of the Bay Rd, Map 108 Parcel J5.** Abandon cesspools and install septic system.

**Dan & Ann Shapiro, 88 Belmont Rd, Map 3 Parcel T1-A.** Addition, outdoor shower and bulkhead.

The following applicants have filed a Request for an Amended Order of Conditions:

**Wychmere Harbor Club, 23 Snow Inn Rd, Map 8 Parcel P2.** Reconfiguration of pools and patios and relocation of coastal bar.

The following applicants have filed a Notice of Intent:  
**Aaron & Barbara Thall, 10 Chase St, Map 4 Parcel N3A.** Pier, ramp, float, vista pruning.  
**Richard & Cathy Boskey, 2 Lake Shore Dr, Map 110 Parcel A2.** Remove existing garage, deck renovations, construction of new garage and addition.  
**John Leong, 27 Soundview Rd, Map 26 Parcel L1-9.** Vista prune.  
**Sarah Turano-Flores, 21 Deacon Follys Rd, Map 46 Parcel X6.** Raze and replace dwelling.  
**Robert McPhee, 5 Brooks Rd, Map 5 Parcel X1-2.** New dwelling.

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