F. Main Street Theater Overlay District (MST)

Under Section IV Overlay Regulations by adding a new Overlay

To see if the Town will vote to adopt the following amendment to the

Article - Citizens' Petition Article –

Proactive Zoning Bylaw Amendment

The MST Overlay District is located along Main Street in downtown Chatham and extends in a northerly direction to Depot Road, Assessor Map 14E-37-56 and 70 Depot Road, Assessor Map 10B-39-31 and is further shown on the sketch plan below dated January 1, 2016.

3. Uses
a. All uses permitted in the underlying General Business (GB2) zoning district shall be permitted in the MST Overlay District.
b. The MST Overlay District shall be subject to the following provisions:
   i. Applications for the Special Permit shall include all proposed plans for the restoration and redevelopment of the existing Theater Building located in the MST Overlay District and any alterations or additions to existing buildings
   ii. Any approved plans shall include a recommendation from the Board of Health prior to approving any dormitory use under this section.
   iii. There shall be no buildable upland requirement imposed for the redevelopment area.
   iv. There shall be no buildable upland requirement imposed for the existing Theater Building.
   v. Dormitory beds or the Affordable Apartments in the MST Overlay District shall comply with the tenancy requirements for the redevelopment plan.
   vi. The MST Overlay District is located along Main Street in downtown Chatham and extends in a northerly direction to Depot Road, Assessor Map 10B-39-31 and is further shown on the sketch plan below dated January 1, 2016.

4. Relationship to Overlay District

Exception to the extent provided in the MST Overlay District

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A Sec 18 and the Governor’s March 23, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Chatham Planning Board will be conducted remotely.

The hearing will be accessible to interested parties and the general public through the following link: https://us04web.zoom.us/j/94693156066?pwd=Q3lpYzhtUGx5eHh6V0tAbzZuN2Q4Zz09

If you have any questions or comments relevant to these matters by

To provide information and comment relevant to these matters by

via remote access

or video record this open session is required to inform the chair.

In accordance with State Law, this legal notice will also be available

audio or video record this open session is required to inform the chair.

This meeting is by REMOTE PARTICIPATION ONLY. NO IN-

Or take any other action related thereto.

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing strict limitations on the number of people that may gather in one place, this hearing of the Chatham Planning Board will be conducted remotely.

The hearing will be accessible to interested parties and the general public through the following link: https://us04web.zoom.us/j/94693156066?pwd=Q3lpYzhtUGx5eHh6V0tAbzZuN2Q4Zz09

If you have any questions or comments relevant to these matters by

To provide information and comment relevant to these matters by

via remote access

or video record this open session is required to inform the chair.

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. For the Attorney General’s Office: The Board may hold an open session for the time not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business.”

This Agenda may change at the discretion of the Board.

Records and Taping Notice: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this meeting is required to notify the Authorized Preparing Officer: Shelly Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

The Cape Cod Chronicle

May 7 and 14, 2020
In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Chatham Planning Board will hold a remote public hearing on May 26, 2020 at 5:00pm to take public comments on the following proposed amendments to the Protective (Zoning) Bylaw:

Article ______: Citizens’ Petition - Protective (Zoning) Bylaw Amendment: Extension of GB1 Zone To set the back of a minimum of 150 feet from the Street or a minimum of 100 feet from the property line of 628 Main Street (Black Dog) from the north boundary to the south boundary of the property. Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place terminate on or before May 26, 2020 Protective (Zoning) Bylaw Public Hearing, the Chatham Planning Board will hold this public hearing on May 26, 2020 at 5:00pm in the Town Hall Annex Large Meeting Room, 261 Main Street. Remote participation will be via Microsoft Teams through the link in the posted agenda. Every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A link to the remote meeting and the call-in number will be provided on the agenda. The hearing will be conducted via remote participation. Every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A link to the remote meeting and the call-in number will be provided on the agenda. 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. Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place terminate on or before May 26, 2020, Protective (Zoning) Bylaw Public Hearing, the Chatham Planning Board will hold this public hearing on May 26, 2020 at 5:00pm in the Town Hall Annex Large Meeting Room, 261 George Ryder Road, Chatham, MA to take public comments on the proposed amendments to the Protective (Zoning) Bylaw. The full text for the proposed Protective (Zoning) Bylaw amendment can be found on the Town Website https://www.chatham-ma.gov/planning-board.

PROPOSED GB1 EXTENSION

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place terminate on or before May 26, 2020, Protective (Zoning) Bylaw Public Hearing, the Chatham Planning Board will hold this public hearing on May 26, 2020 at 5:00pm in the Town Hall Annex Large Meeting Room, 261 George Ryder Road, Chatham, MA to take public comments on the proposed amendments to the Protective (Zoning) Bylaw.

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Chatham Planning Board will hold a remote public hearing on May 26, 2020 at 5:00pm to take public comments on the following proposed amendments to the Protective (Zoning) Bylaw:

Article ______: Citizens’ Petition - Protective (Zoning) Bylaw Amendment: Extension of GB1 Zone To set the back of a minimum of 150 feet from the Street or a minimum of 100 feet from the property line of 628 Main Street (Black Dog) from the north boundary to the south boundary of the property. Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place terminate on or before May 26, 2020, Protective (Zoning) Bylaw Public Hearing, the Chatham Planning Board will hold this public hearing on May 26, 2020 at 5:00pm in the Town Hall Annex Large Meeting Room, 261 George Ryder Road, Chatham, MA to take public comments on the proposed amendments to the Protective (Zoning) Bylaw. The full text for the proposed Protective (Zoning) Bylaw amendment can be found on the Town Website https://www.chatham-ma.gov/planning-board.

PROPOSED GB1 EXTENSION

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Chatham Planning Board will hold a remote public hearing on May 26, 2020 at 5:00pm to take public comments on the following proposed amendments to the Protective (Zoning) Bylaw:

Article ______: Citizens’ Petition - Protective (Zoning) Bylaw Amendment: Extension of GB1 Zone To set the back of a minimum of 150 feet from the Street or a minimum of 100 feet from the property line of 628 Main Street (Black Dog) from the north boundary to the south boundary of the property. Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#

In the event that Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor’s March 23, 2020 Order imposing limitations of the number of people that may gather in one place, this meeting of the Chatham Historical Business District Commission, as requested via remote participation. Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing:

Telephone Number: 1-508-945-4410 Conference ID #: 234 264 646#