



LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, July 9, 2020**, starting at **3:00 PM** on the following applications:

Remote participation ONLY click link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MCGlyM2I3YjgtYtk2ZS00MzZkLWEwYjQlY2NmZTk4NzAzNWRI%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718df6ef%22%7d

Call in Number: 1-508-945-4410
Conference ID: 442 507 694#

Application No. 20-030: Vincent and Julie Loscerbo, c/o William F. Riley, Esq., PO Box 707, Chatham, MA, 02633, owner of property located at **70 Barn Hill Road**, also shown on the Town of Chatham's Assessors' Map 9D Block 35 Lot 6. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing guest house and construction of a new guest house. The existing guest house is nonconforming in that it has a road setback of 17.7 feet where 25 feet is required. The proposed guest house will conform to all setback requirements. The existing building coverage is 1,797 square feet (3.4%) and the proposed building coverage is 1,983 square feet (3.7%) where the maximum allowed is 10%. The lot is conforming in that it contains 53,297 square feet but is nonconforming with 70.47 feet of frontage where 100 feet is required in an 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. 20-031: Avalon Point Residence Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **24 Avalon Point Road**, also shown on the Town of Chatham's Assessors' Map 12L Block 15C Lot L4. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling and swimming pool. Also proposed is the replacement of Exterior Mechanical System Appliances (A/C Condensers) within the abutter setback. The existing dwelling is nonconforming in that it is located 39.9 from the Coastal Conservancy District. The existing A/C Condenser is nonconforming in that it is located 21.7 feet from the southerly abutter. The proposed swimming pool will be nonconforming in that it will be located 47.4 feet from the Coastal Conservancy District where a 50 foot setback is required. The proposed A/C Condensers will be nonconforming in that they will be located 24.5 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 4,120 square feet (12.1%) and the proposed building coverage is 5,133 square feet (15.1%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 125 feet of frontage where 150 feet is required. The lot contains 40,914 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.**

Application No. 20-032: Stephen J. Carter Revocable Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **267 Cedar Street**, also shown on the Town of Chatham's Assessors' Map 12B Block 1A Lot 20. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The existing dwelling is nonconforming in that it is located 41 from the Coastal Conservancy District where a 50 foot setback is required. The proposed will comply with all bulk and dimensional requirements. The existing building coverage is 978 square feet (3.9%) and the proposed building coverage is 2,477 square feet (9.8%) where 2,950 square feet is the maximum allowed. The lot is nonconforming in that it contains 30,576 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 Sections V.B. of the Chatham Protective Bylaw.**

Application No. 20-034: Quill One Family Trust, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **1 Ivy Lane**, also shown on the Town of Chatham's Assessors' Map 16B Block 36 Lot 38. 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. The existing dwelling is nonconforming in that it is located 2.8 feet from road and 5.4 feet from the southerly abutter. The proposed dwelling will be nonconforming in that it will be located 3.2 feet from the road where a 25 foot setback is required and 5.4 feet from the southerly abutter where a 15 foot setback is required. The existing building coverage is 2,244 square feet (21.1%) and the proposed building coverage is 2,342 square feet (23.1%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,160 square feet where 40,000 square feet is required for two dwelling units on a single lot 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. 20-035: 64 Highland Ave Realty Trust, c/o Jim Gronski, PO Box 167, West Chatham, MA 02669, owner of property located at **70 Highland Avenue**, also shown on the Town of Chatham's Assessors' Map 15E Block 23A Lot 30A. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the relocation of the existing dwelling and construction of a dormers. The existing dwelling is nonconforming in that it is located 5 feet from the northerly abutter. The proposed dwelling will be nonconforming in that it will be located 10.2 feet from the northerly abutter where a 15 foot setback is required. The building coverage will remain 821 square feet (8.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 9,330 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. 20-022: Morris Island Nominee Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **46 Little Beach Road**, also shown on the Town of Chatham's Assessors' Map 16A Block 27 Lot H44. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. Also proposed is the construction of a new driveway and installation of a fence as allowed by Special Permit under Sections IV.A.3.a. and IV.A.3.d. of the Bylaw. The existing dwelling is nonconforming in that it is located 15.2 feet Seagull Road and 29.6 feet Little Beach Road and within the Coastal

Conservancy District. The proposed dwelling will be nonconforming in that it will be located 16.5 feet from Seagull Road and 5.5 feet from Little Beach Road where a 40 foot setback is required and will remain within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 527 square feet and the proposed building coverage is 832 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 13,226 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.**

Application No. 20-023: Morris Island Nominee Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **47 Little Beach Road**, also shown on the Town of Chatham's Assessors' Map 16A Block 27 Lot H44. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. The existing dwelling is nonconforming in that it is located 30.3 feet and 12.8 feet from Little Beach Road, -1.7 feet from the southwesterly abutter and within the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located 7 feet and 0.1 feet from Little Beach Road where a 40 foot setback is required, 0.7 feet from the southwesterly abutter where a 25 foot setback is required and will remain within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 695 square feet and the proposed building coverage is 1,152 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 4,970 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.**

Application No. 20-024: Morris Island Nominee Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **53 Little Beach Road**, also shown on the Town of Chatham's Assessors' Map 16A Block 26 Lot H52. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. The existing dwelling is nonconforming in that it is located 32.5 feet from Little Beach Road and within the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located 29.6 feet from Little Beach Road where a 40 foot setback is required and will remain within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,412 square feet and the proposed building coverage is 1,806 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 28,900 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 and may be viewed as attachments below on the town website.

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
June 25 and July 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 July 1, 2020 at 6:30 p.m.**

Meeting will be by remote participation only. The public can access the meeting via Channel 18 where it will be broadcasting live, and they can also get login information to participate in the meeting on the agenda which will be posted on the town website. The following applicants have filed a Request for Determination of Applicability:

Thomas and Caroline Lucey, 32 Dunes Rd, Map 5 Parcel W1-52. Construction of a master bedroom addition, interior renovations, construction of an elevator within the existing building footprint, reconfiguration of walkways and shell driveway, landscaping in the eastern part of the yard, and removal and replacement of a brick walkway in the southern portion of the yard.

The following applicants have filed a Notice of Intent:
Jeffery Lang, 397 Route 28, Map 13 Parcel D1. Waste site clean-up of MCP site to reduce levels to "No Significant Risk." Activities include stripping of upper strata of soils in certain areas, accumulating them in one area of site and covering them with three feet of clean soil to render the soils as 'potentially isolated' under the MCP and restoring/vegetating disturbed areas.

Katherine Seufert Green, 2261 Head of the Bay Rd, Map 119 Parcel N5. Proposed renovation of the dwelling, reconstruction of the deck, and installation of a generator.

Oliver Cox, 7 Sketcheconet Way, Map 4 Parcel C1-4. Proposed Pier, Ramp, and Float in Herring River.

Donald Annino, 14 Mill Point Road, Map 1 Parcel J1-94. Proposed Pier, Ramp, and Float in Herring River.

The following applicants have filed a Request for an Amended Order of Conditions:
Mary Judge, 6 & 10 Neel Road, Map 9, Parcels A7-1 and A7-2. Proposed repairs to existing interior groins and beach nourishment below MHW.

The Cape Cod Chronicle
June 25, 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, July 1, 2020 beginning at 4:30 PM.**

Remote participation ONLY click link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2RjYmViMwQnZyZS00ZWYzLWE3Y2ltZDc1YjllZmQyYTE2%40thread.v2/0?context=%7b%22Tid%22%3a%2224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718df6ef%22%7d

Call in Number: 1-508-945-4410
Conference ID: 840 738 913#

MINUTES REVIEW:
Meeting held June 17, 2020

SIGNS:
20-053 Pate's Restaurant/c/o Signarama – Application to replace the ground sign located at 1260 Main Street.

MODIFICATION TO COA:
20-054 Jesse Carlton – Application to modify the existing Certificate of Appropriateness (Application No. 19-060) to alter walkway material and landscaping located at 269 Crowell Road.

ADDITION/ALTERATION:
20-050 Jason Gravelle/c/o Everett Eldredge – Application to construct an addition and relocate a door and windows on the dwelling located at 93 Stony Hill Road.

20-051 Lois Castellana – Application to replace brick step with mahogany and replace the second floor slider with a window on the dwelling located at 759 Main Street.

ADMINISTRATIVE APPROVAL/EXEMPTION:
20-052 Rockland Trust Bank– Application for Exemption to replace the railings on the structure located at 655 Main Street.

OTHER BUSINESS:
Public Comment

Plans, site plans, and all other documents related to these Applications are on file with the Department of Community Development and may be viewed as attachments below on the town website.

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 Sylver,
Chairman

The Cape Cod Chronicle
June 25, 2020

TOWN OF HARWICH NOTICE OF PUBLIC HEARING JULY 7, 2020

Pursuant to M.G.L. Ch. 166, § 22, the Interim Town Administrator will hold a Public Hearing at **10:00 AM on Tuesday July 7, 2020 via Teleconference** in reference to the following matter:

A petition by NSTAR ELECTRIC COMPANY dba EVERSOURCE ENERGY requesting permission to locate underground cables, conduits and manholes, including the necessary sustaining and protecting fixtures, in, under, along and across the following public way or ways:

JULIEN ROAD, HARWICH
PROPOSED: To install approximately 28' of conduit and cable and 1 handhold #61/H22C in town road to provide electrical service to customer at 119 Julien Road, Harwich

All abutters and other interested persons are invited to dial in

TELECONFERENCE ACCESS INSTRUCTIONS

Underground Cable & Conduit Petition -

119 Julien Road - Public Hearing

Tue, Jul 7, 2020 10:00 AM - 10:30 AM (EDT)

Please join my meeting from your computer, tablet or smartphone

<https://global.gotomeeting.com/join/110492781>

You can also dial in using your phone

United States: +1 (571) 317-3122

Access Code: 110-492-781

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/110492781>

For further information, please call the Town Administrator's Office at (508) 430-7513 x 3319

Joseph F. Powers
Interim Town Administrator

The Cape Cod Chronicle
June 25, 2020