



## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, June 11, 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\\_MTYyYzgt1N2MtYzRkOS00MjA1LWE1MDMtZWY1NDIxNTcwNDBk%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTYyYzgt1N2MtYzRkOS00MjA1LWE1MDMtZWY1NDIxNTcwNDBk%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d)

Call in Number: 1-508-945-4410  
Conference ID: 315 756 071#

**Application No. 20-001: Timothy C. Emerson Revocable Trust**, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **305 Main Street and 15 School Street**, also shown on the Town of Chatham's Assessors' Map 16C Block 60 Lot 33. The Applicant seeks to enlarge, extend, or change nonconforming dwellings on a nonconforming lot via the demolition of the rear portion of the existing dwelling (305 Main Street) and the construction of additions. The existing dwelling is nonconforming in that it is located 20.8 feet from Main Street and 7 feet from the Coastal Conservancy District (Flood Plain ele. 11). The proposed additions to the dwelling at 305 Main Street will be nonconforming in that they will be located 18.2 feet from the road where a 25 foot setback is required and 11 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing dwelling (15 School Street) which will remain unchanged is nonconforming in that it is located 10.2 feet from School Street and 8.1 feet from the southerly abutter. The unnumbered dwelling (proposed to be demolished and reconstructed in a different location under a separate application, No. 20-002) located behind 15 School Street is nonconforming in that it is located 12.7 feet from the southerly abutter and within the Coastal Conservancy District. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. **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. Continued from January 23, 2020, March 26, 2020 and April 23, 2020.**

**Application No. 20-025: Riptide LLC**, c/o Polhemus, Savery, DaSilva, 157 Brewster-Chatham Road, Harwich, MA 02645, owner of property located at **132 Shore Road**, also shown on the Town of Chatham's Assessors' Map 16D Block 18B Lot 27B. The Applicant seeks to demolish the existing nonconforming shed and construct a new 97 square foot garden shed. The existing shed is nonconforming in that it is located 3.7 feet from the westerly abutter. The proposed shed will be nonconforming in that it will be located 4 feet from the westerly abutter where an 8.3 foot setback is required. The existing building coverage is 3,796 square feet (8.8%) and the proposed building coverage is 3,789 square feet (8.8%) where 10% is the maximum allowed. The lot is conforming in that it contains 50,920 square feet where 40,000 square feet is required in an 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. 20-026: Magnusson 624 Family Limited Partnership**, c/o Michael Valentino, 524 Reclinata Drive, Longboat Key, FL, 34288, owner of the property located at **624 Main Street**, also shown on the Town of Chatham's Assessors' Map 15E Block 1 Lot 28. The Applicants seek an Appeals Permit under Section 225-19 of the Town of Chatham Sign Bylaw, to allow the placement of a 20 inch by 96 inch (13.3 square feet) wall sign of the side of the structure where only one sign is allowed per street frontage per Section 225-4.A of the General Bylaw. The lot contains 36,553 square feet in a GB1 Zoning District. **The proposed sign requires an Appeals Permit under Section 225-19 of the Chatham Sign Bylaw.**

**Application No. 20-027: Mill Pond Trust**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA, 02645, owner of property located at **117 Shattuck Place**, also shown on the Town of Chatham's Assessors' Map 15C Block 20A Lot F28. 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 15 feet from the easterly abutter. The existing garage is and will remain nonconforming being located 16.9 feet from the westerly abutter where a 25 foot setback is required. The proposed dwelling will comply with road and abutter setback requirements. The existing building coverage is 2,431 square feet (6.3%) and the proposed building coverage is 3,794 square feet (9.9%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 128.9 feet of frontage where 150 feet is required and contains 38,338 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. 20-028: Nicole and Peter Dawes**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA, 02645, owner of property located at **157 Cross Street**, also shown on the Town of Chatham's Assessors' Map 14C Block 13 Lot 38A. 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 20.2 feet from the easterly abutter and 19.7 feet from the westerly abutter. The proposed dwelling will be nonconforming in that it will be located 22.4 feet from the easterly abutter and 20.1 feet from the westerly abutter where a 25 foot setback is required. Also proposed is the installation of exterior mechanical system appliances (A/C condensers) 21 feet from the westerly abutter where a 25 foot setback is required and the construction of a conforming single story garage. The existing building coverage is 894 square feet (8.9%) and the proposed building coverage is 1,458 square feet (14.4%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,107 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. 20-029: Francis R. White Irrevocable Trust**, c/o Theodore Streibert, 15 Linden Tree Lane, Chatham, MA, 02633, owner of property located at **40 Kitty's Lane**, also shown on the Town of Chatham's Assessors' Map 3B Block 59 Lot B56. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling and proposed additions comply with road and abutter setback requirements are nonconforming as to building coverage. The existing building coverage is 1,889 square feet (18%) and the proposed building coverage is 1,959 square feet (18.7%) where 15%

is the maximum allowed. The lot is nonconforming in that it contains 10,500 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.**

**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  
May 28 and June 4, 2020

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JUNE 16, 2020 REMOTE PARTICIPATION ONLY

Please Note: This meeting is being recorded and will be available shortly hereafter for scheduled and on demand viewing on any smartphone or tablet device. If anyone else is recording the meeting, please notify the Chairman.

[https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f%23%2f%2fmeetup-join%2f19%3ameeting\\_MjgzZDI3ZmQzZWVhbnN00MmEzLWl3MzZtMmQ2NWU0NjQ1Zjdi%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%25224f417a68-a412-4139-a47c-97515be2b99f%2522%252c%2522Oid%2522%253a%2522fa2370df-b871-476e-9968-386c45120bcd%2522%257d%26anon%3dtrue&type=meetup-join&deeplinkId=037ab00a-c44e-45e8-b8df-84b4b12050a6&directDI=true&msLaunch=true&enableMobilePage=false&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2f%23%2f%2fmeetup-join%2f19%3ameeting_MjgzZDI3ZmQzZWVhbnN00MmEzLWl3MzZtMmQ2NWU0NjQ1Zjdi%40thread.v2%2f0%3fcontext%3d%257b%2522Tid%2522%253a%25224f417a68-a412-4139-a47c-97515be2b99f%2522%252c%2522Oid%2522%253a%2522fa2370df-b871-476e-9968-386c45120bcd%2522%257d%26anon%3dtrue&type=meetup-join&deeplinkId=037ab00a-c44e-45e8-b8df-84b4b12050a6&directDI=true&msLaunch=true&enableMobilePage=false&suppressPrompt=true)

CALL IN NUMBER: 508-945-4410  
CONFERENCE ID: 367 146 40#

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §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 Historical Commission is being 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 reminder that persons who would like to listen to this meeting while in progress may do so by calling the phone number: 508-945-4410, Conference ID: 367 146 40# or join the meeting online via Microsoft Teams through the link in the posted agenda.

Despite our best efforts, we may not be able to provide for real-time access, and we will post a record of this meeting on the Town's website as soon as possible.

### HEARINGS:

**Application No: 20-016** 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 Historic Building or Structure Located at: **80 Seaview Street**, filed by: Bernadette Macleod – Ryder & Wilcox, PO Box 439, So. Orleans, MA 02662; for: Edward Casabian & Anoush Tatevossian, 71 Seaview Street, Chatham, MA 02633

**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.**

FrankMessina  
Chairman

The Cape Cod Chronicle  
May 28 and June 4, 2020

## TOWN OF CHATHAM BOARD OF SELECTMEN PUBLIC HEARING NOTICE

Notice is hereby given that the Chatham Board of Selectmen will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm to consider a request for Alteration of Premise to the Annual Restaurant license for All Alcoholic Beverages for JIG Chatham, Inc. d/b/a Del Mar Bar & Bistro, 907 Main Street, Chatham, MA 02633. All interested parties are encouraged to attend.

Shareen Davis, Chairman  
Peter K. Cocolis, Vice Chairman  
Dean P. Nicastro, Clerk  
Cory J. Metters, Selectman  
Jeffrey S. Dykens, Selectman  
Board of Selectmen

The Cape Cod Chronicle  
May 28 and June 4, 2020

## TOWN OF CHATHAM BOARD OF SELECTMEN PUBLIC HEARING NOTICE

Notice is hereby given that the Chatham Board of Selectmen will hold a public hearing on Tuesday, June 9, 2020 at 6:00 pm to consider a request for Alteration of Premise to the Annual Restaurant license for Wine & Malt Only Beverages for South Chatham Seafood LLC d/b/a Chatham Fish and Lobster, 1291 Main Street, Chatham, MA 02633. All interested parties are encouraged to attend.

Shareen Davis, Chairman  
Peter K. Cocolis, Vice Chairman  
Dean P. Nicastro, Clerk  
Cory J. Metters, Selectman  
Jeffrey S. Dykens, Selectman  
Board of Selectmen

The Cape Cod Chronicle  
May 28 and June 4, 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, June 3, 2020 beginning at 4:30 PM.**

Remote participation ONLY click link below:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MDExNDY3MDItZmJmMy00ZmY3LThlMwQzN2E2NDExNzcxOTcw%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDExNDY3MDItZmJmMy00ZmY3LThlMwQzN2E2NDExNzcxOTcw%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d)

Call in Number: 1-508-945-4410  
Conference ID: 728 608 219#

**MINUTES REVIEW:**  
Meeting held May 20, 2020

**SIGNS:**  
**20-044 Lori Designs & Co./c/o Christine Olson** – Application to install a wall sign on the side of the structure located at 1291 Main Street.

**20-045 Lori Designs & Co./c/o Christine Olson** – Application to install a ladder board to the existing ground sign located at 1291 Main Street.

**SITE IMPROVEMENT:**  
**20-047 Chatham Perk/c/o Cat Martin** – Application to place a hot dog cart located at 307 Orleans Road.

**ADDITION/ALTERATION:**  
**20-046 Anthony Steers & Hilary Bovey**– Application to replace windows, sills, trim and siding on the structure located at 17A Post Office Lane.

**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](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  
May 28, 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 June 3, 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:**  
**Krista Plante, 12 Aaron's Way, Map 60 Parcel G7-5.** New fence within buffer zone to a cranberry bog.  
**Michael & Tara Horton, 290 Main St, Map 46 Parcel M5-4.** Construct garage.  
**The following applicants have filed a Notice of Intent:**  
**Steve Hassett, 46 Indian Trail, Map 34 Parcel K3-2.** New dwelling.  
**G. Rockwood Clark, 220 Long Pond Road, Map 102 Parcel K2.** Remove walkway, steps, and retaining wall. Construct new walkway, landing, stairs, and stone wall. Plant area of erosion.

The Cape Cod Chronicle  
May 28, 2020