



LEGAL ADVERTISING

CHATHAM PLANNING BOARD LEGAL NOTICE

In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Chatham Planning Board will hold a remote public hearing on **September 28, 2020 at 4:00PM** to take public comments on the following proposed amendments to the Protective (Zoning) Bylaw:

Article : Citizens' Petition Article – Protective (Zoning) Bylaw Amendment Establishment of Main Street Theater Overlay District

~~Strikethrough~~ indicates language proposed for deletion
Underline indicates language proposed for inclusion
Bold Italicized Words are defined in the existing Bylaw

To see if the Town will vote to adopt the following amendment to the Town of Chatham Protective By-Law;

Under Section IV Overlay Regulations by adding a new Overlay District as follows:

F. Main Street Theater Overlay District (MST)

1. Purpose

The MST Overlay District is intended to encourage the restoration of the existing historic buildings which comprise the former Monomoy Theater, which includes the existing Main House (the Washington Taylor House) and the existing Theater Building, while also providing the opportunity for additional downtown housing options in the form of small dwelling units located in clustered buildings within the MST Overlay District.

2. Location

The MST Overlay District is located along Main Street in downtown Chatham and extends in a northerly direction to Depot Road. It includes the following properties: 776 Main Street, Assessor Map 14E-37-56 and 70 Depot Road, Assessor Map 19E-59-51 and is further shown on the sketch plan attached hereto dated 1/11/2019.

3. Uses

- a. All uses permitted in the underlying General Business 2 (GB2) zoning district shall be permitted in the MST Overlay District, pursuant to Appendix 1 Schedule of Use Regulation and other applicable provisions of the By-law.
- b. Additionally, the following overlay use shall also be permitted in the MST Overlay District upon Site Plan approval by the Planning Board and issuance of a Special Permit by the Zoning Board of Appeals.
- Multifamily dwelling units, dormitory use related to operation of the theater and/or affordable dwellings in accordance with the following provisions:

- i. No dwelling unit shall exceed **1400** square feet of finished floor area and contain more than two (2) bedrooms.
- ii. No building shall contain more than four (4) dwelling units.
- iii. The total redevelopment area shall provide not less than **forty-two hundred (4,200)** square feet of buildable upland for each dwelling unit. As provided for in subsections xi and xii there shall be no buildable upland requirement for any dormitory use, affordable apartments or a property manager apartment. For the purposes of the MST Overlay District the redevelopment area shall include all buildable upland included on all lots located within the MST Overlay District.

- iv. There shall be finished floor area of not more than two (2) stories above finish grade and none below such level.

- v. There shall be a minimum of fifteen (15) feet between all principal buildings containing dwelling units unless waived by the Planning Board for design purposes.

- vi. Lot coverage within the total redevelopment area shall not exceed eighty (80) percent and green area shall be at least twenty (20) percent. Planning Board may grant a waiver of these requirements in order to satisfy parking requirements for the redevelopment plan.

- vii. Other than existing buildings, building height shall not exceed two and half (2 1/2) stories or thirty (30) feet.

- viii. Any application for a Site Plan approval or for a Special Permit hereunder shall also include the plans for the restoration and redevelopment of the historic Main House and Theater building and any additions or alterations thereto. It is intended that the Site Plan and Plans for the Special Permit shall include all proposed redevelopment within the MST Overlay District. For the purposes of this Special Permit process the Zoning Board of Appeals shall also be the Special Permit granting authority under the provisions of Section V B of the Protective Bylaw to the extent relief is deemed necessary under Section V B.

- ix. Parking for the redevelopment plan shall meet the requirements of Section VI of the Protective Bylaw except that one and one-half (1.5) spaces shall be required for each multifamily dwelling unit and the Planning Board shall have the right to grant exceptions as provided for in Section VI 7 of the Protective Bylaw giving due consideration to any nonconforming parking conditions that exist. The Planning Board shall also have the right upon a finding

of special circumstances to waive requirements regarding, lot coverage and green area, parking design, parking dimensions, landscaping (including landscape buffers) off-street loading requirements, and parking area setbacks.

- x. The area within the redevelopment plan devoted to multifamily use shall be shown as a separate lot and may be held in ownership different than the remaining lot(s) within the MST Overlay District.
- xi. Notwithstanding the requirements of Sections VII B. 2.1 and 11 of the Protective Bylaw, any Special Permit issued hereunder may include within the area of the redevelopment plan devoted to the restoration and redevelopment of the Theater property, a portion of the building(s) devoted to seasonal dormitory use related to the operation of the theater, not to exceed a total of twenty-five (25) beds, or not more than three (3), two (2) bedroom Affordable Dwelling units as defined in Section VII 2.1 of the Protective Bylaw. It is the intent of this provision that there shall be no buildable upland requirement imposed for the dormitory beds or the Affordable Apartments nor shall the setback requirements or other dimensional requirements of Section VII B.2.1 and 11 apply. The Board of Appeals shall seek a recommendation from the Board of Health prior to approving any dormitory use under this section.
- xii. Any Special Permit issued hereunder may include within the area of the redevelopment plan devoted to the restoration and redevelopment of the Theater property a property managers apartment to be occupied by the property manager (and his/her family). There shall be no buildable upland requirement for the property managers apartment.
- xiii. Any Site Plan approval and/or Special Permit issued for multifamily dwelling units under this section shall be conditioned upon the restoration and redevelopment of the existing Main House (Washington Taylor House) and Theater Building located in the MST Overlay District and any alterations or additions thereto, as approved by the Historic Business District Commission.
- xiv. Modifications to any Site Plan Approval or Special Permit issued hereunder shall be subject to the provisions of the MST Overlay District.

4. Relationship to Underlying District

Except to the extent provided in the MST Overlay District all other provisions of the Protective Bylaw shall apply to the extent they are not inconsistent with the provisions of the MST Overlay District. To the extent the provisions of the MST Overlay District are in conflict with or are inconsistent with other provisions of the Protective Bylaw, the provisions of the MST Overlay District shall prevail even if such other provisions are more restrictive than those set forth in this MST Overlay District.

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 limitations on the number of people that may gather in one place, this hearing of the Chatham Planning Board will be conducted via remote participation. The hearing will be accessible by interested parties and the general public through the following Link:

https://teams.microsoft.com/dl/launcher/launcher.html?type=meetup-join&deeplinkId=147f73f6-2cab-479d-a126-bf364cb6f61&directDl=true&msLaunch=true&enableMobilePage=true&url=%2F%23%2F%2Fmeetup-join%2F19%3Ameeting_tNjYxNy00YTc5LTJhYzQtYmFhMzEzZDI1OTk5@thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25224f17a68-a412-4139-a47c-97515be2b99f%2522%252c%2522Oid%2522%253a%25226f0bd59a-5d7c-43f6-8f44-b941e50bef65%2522%257d%26anon%3Dtrue&suppressPrompt=true

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 #: 225 322 986#

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 terminate on or before the **September 28, 2020** Protective (Zoning) Bylaw Public Hearing, the Chatham Planning Board will hold this public hearing on **September 28, 2020 at 4:00pm** 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>.



Kathryn Halpern,
Chair

The Cape Cod Chronicle
Sept. 10 and 17, 2020

LEGAL NOTICE OF PUBLIC SALE

In accordance with the provision of MA General Law Chapter 105-A. Chatham Self Storage will hold public auction of delinquent storage units on 09/29/2020 at 10:00 AM at 218 Meetinghouse Road in Chatham, MA 02659. Household furniture, appliances, tools, clothing, books, and other miscellaneous items are held for auction on the accounts of:

B014 Ken Slade
A231 Jay Whalen

Conditions: All units will be sold in their entirety to the highest bidder. Buyer is responsible for removing entire contents by the end of the day of auction. A \$200 refundable cash deposit per unit is required of successful bidders. Accepted bids are payable by cash, certified check, or money order. There are six (6) units more or less. Availability will be subject to prior settlement of account(s).

The Cape Cod Chronicle
Sept. 10 and 17, 2020

TOWN OF CHATHAM, MASSACHUSETTS REQUEST FOR PROPOSALS (RFP) PROPERTY ACQUISITION – AFFORDABLE & ATTAINABLE HOUSING

The Town of Chatham, Massachusetts ("Town") and the Chatham Affordable Housing Trust are seeking to acquire real property, by purchase, gift, or lease (minimum term of 99 years) within the Town a parcel of land, or parcels of land, suitable for construction or an existing building suitable for renovation for use as a mix of affordable and attainable housing (30% of Area Median Income and up to 200% of Area Median Income).

The Request for Proposals (RFP) and supporting documents may be obtained via email from Shanna Nealy (snealy@chatham-ma.gov) or at the Chatham Town Offices, Town Manager's Office, 549 Main Street, Chatham, MA.

Sealed proposals will be received at the Office of the Town Manager, 549 Main Street, Chatham, MA 02633 **until 2:00 PM on October 15, 2020** Late submittals will not be accepted. After the bid closing time, the Interested Party submittals will be opened for the sole purpose of recording the names of the Interested Parties submitting.

The Town reserves the right to reject any or all proposals if deemed in the best interest of the Town.

The Cape Cod Chronicle
Sept. 10 and 17, 2020

PUBLIC HEARING NOTICE FOR CONSIDERATION OF A DEFINITIVE SUBDIVISION PLAN

As required by M.G.L., ch. 41, § 81L and 81O, the Planning Board of the Town of Chatham will hold a remote public hearing on **Monday, September 28, 2020** at 5:00 P.M. to take public comments on the application of:

Catharine M. Ryan, for approval of a definitive subdivision plan entitled: **Subdivision Plan, 119 Scattered, Chatham, Massachusetts; prepared for: Catharine M. Ryan; located at: 119 Scattered Road** showing a subdivision of land owned by: **Catharine M. Ryan, 5708 Lynn Haven Road, Pittsburgh, PA 15217**; plan prepared by: **East-SouthEast, LLC.**; dated: **August 13, 2020**; and showing: **One (1) proposed lot & Two (2) proposed parcels.**

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 on the number of people that may gather in one place, this hearing of the Chatham Planning Board will be conducted via remote participation. The hearing will be accessible by interested parties and the general public through the following Link:

https://teams.microsoft.com/dl/launcher/launcher.html?type=meetup-join&deeplinkId=dd4dfb31-d8a8-4bf0-88e6-afcdfadec69&directDl=true&msLaunch=true&enableMobilePage=true&url=%2F%23%2F%2Fmeetup-join%2F19%3Ameeting_YTQwODFmYmFhMzEzZDI1OTk5@thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25224f17a68-a412-4139-a47c-97515be2b99f%2522%252c%2522Oid%2522%253a%25226f0bd59a-5d7c-43f6-8f44-b941e50bef65%2522%257d%26anon%3Dtrue&suppressPrompt=true

Any person interested in or wishing to be heard on this application should call the following teleconference number to join the hearing: Telephone Number: +1 508-945-4410 Conference ID #: 225 322 986#

A copy of the plan and application may be reviewed by request at the Community Development Department located at 261 George Ryder Road on weekdays between the hours of 7:00 A.M. and 4:00 P.M. Monday-Thursday and 7:00 A.M. and 12:30 P.M. on Friday. Please email mclarke@chatham-ma.gov to receive a copy of the plan and application.

Any person who is interested or wishes to be heard on the proposed definitive subdivision plan should appear on the date, time and place designated for the hearing.

Rodger Griffin
Clerk

The Cape Cod Chronicle
Sept. 10 and 17, 2020

LEGAL ADVERTISING

Continued from Page 41

CHATHAM CONSERVATION COMMISSION PUBLIC HEARING

The Chatham Conservation Commission will hold a public hearing in accordance with the provisions of Massachusetts General Law, Ch 131, s.40, the Wetlands Protection Act, and the Town of Chatham Wetlands Protection Bylaw, Ch. 272 **on Wednesday September 23, 2020**, at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 9AM.**

The following applicants have **filed Requests to Amend an Existing Permit: 3 Champlain Road, Town of Chatham (Trap-Dock off-loading area), SE 10-2759, CWP 11-186N**: Request to Amend existing permit under SE 10-2759, CWP 11-186N (Town Wide Multiple Locations) to include proposed sediment dredging & construction of knee walls to the west and north of the Trap-Dock dredge site at 3 Champlain Road, Assessors Map 13A parcel 23.

4 Ministers Lane, Foxman Nominee Trust, SE 10-3285: Request to Amend existing permit under SE 10-3285 to include proposed access from Scatteree Landing and travelling over the beach at low tide; proposed construction methodology changes at 4 Ministers Lane, Assessors Map 17J parcel A3.

The following applicant **has filed a Notice of Intent: 125 Stage Harbor Road, Golden Orchard Properties, LLC, SE 10**: Proposed garage addition; proposed construction of swimming pool at 125 Stage Harbor Road, Assessors Map 14D parcel D11.

On March 10, 2020 in response to the COVID-19 emergency, Governor Baker declared a State of Emergency. On April 3, 2020, the Massachusetts Legislature passed the "Act of 2020," to address the challenges faced by municipal authorities resulting from COVID-19. The Act of 2020 suspended statutory and regulatory deadlines applicable to the Conservation Commission. Section 17(b) of the Act of 2020 provides that a board or commission may schedule and reschedule a hearing one or more times "by declaration of its chair," without the need for approval by a quorum of the board. Pursuant to declarations of the Chair of the Chatham Conservation Commission, hearing dates for all applications will be scheduled in the order in which they are received, and applicants will be notified of those hearing dates in writing prior to the scheduled hearing.

The files are available for review at the Town Annex, 261 George Ryder Road. Conservation office hours are 7AM-4PM, Monday through Thursday and 7AM-12:30PM, Friday.

The Cape Cod Chronicle
Sept. 17, 2020

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, October 6, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following applications. The meeting is via REMOTE PARTICIPATION ONLY. Written comments may be submitted to the Planning Board at the address shown below or emailing the Town Planner, Charleen Greenhalgh, at cgreenhalgh@town.harwich.ma.us. Anyone having interest the application is invited to access the meeting via GoToMeeting.com. Instructions regarding how to access and participate in the meeting will be posted on the Planning Board's Agenda page for the date of the meeting: <https://www.harwich-ma.gov/node/2451/agenda/2020>. The application and plans can also be viewed using the same website link noted above under Planning Board Legal Notice October 6, 2020 or by emailing the Planning Department.

PB2020-24 195 Queen Anne Road, LLC, as applicant, George A. McLaughlin III, as manager, Daniel A. Ojala, P.E., P.L.S., as representative, seeks approval of a Site Plan Review Special Permit and a Special Permit for structures with a gross floor area > 7,500 SF and 20 or more new parking spaces pursuant to the Code of the Town of Harwich §§325-55 and §§3259 and -51 to construct an industrial warehouse/contractor structure (7 bays, 9,000 sf). The property is located at 195 Queen Anne Road, Map 58, Parcel F1-2 in the I-L zoning district.

All documents related to the above cases are on file with the Planning Department and the Town Clerk; however, they can only be viewed at the Town Hall (address noted above) by appointment only.

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 legal notice.

Duncan Berry,
Chair

The Cape Cod Chronicle
Sept. 17 and 24, 2020

Continued on Page 46



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Classified Deadline Monday at 5pm

CHRONICLE CLASSIFIEDS

Only \$15 for every 30 words. All ads are part of our e-edition. Payment in advance. No billing for classified ads. NO REFUNDS. Corrections should be reported immediately and we will run an additional week.

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For individuals only, for one ad with items totaling \$150 or less. Price must be included in ad. 30 Words or less. Ad runs for two weeks.
One free ad per month

**DEADLINE:
MONDAY AT 5PM**

For Sale 100

Antiques - 150
Automobiles/Motorcycles - 120
Bicycles - 127
Boats - 130
Estate/Yard Sales - 135
Firewood - 147
Fishing Gear - 155
Free - 160
Free Items Needed - 165
Furniture - 145
General - 110
Lost & Found - 105
Pets - 195
Sales - 198
Wanted To Buy - 170

GENERAL 110

BEAUTIFUL KING BED HEADBOARD IN PINE gently used in great condition. Hardware bolts exists to attach to standard bed frame (frame not included). \$135. Please call 508-221-6044. No text messages. Picture on craigslist Cape Cod.
9/24/20



LARGE NORTH CHATHAM YARD SALE 661-663 Orleans Road. Friday & Saturday Sept. 18 & 19. Starts at 9 a.m. We're moving! Two houses full of stuff. Lots of nice furniture, Cape Cod memorabilia, clothing, tools, electronics, vintage radios, computers, collectible toys, vintage vinyl, glassware, framed art and maps, too much to list!
09/17/20

ENGLISH LATE 18TH CENTURY MAHOGANY DESK. Fine Antique. In perfect condition. No reasonable offer refused.
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9/17/20

BOATS/GEAR - 130

10HP EVINRUDE LONG SHAFT, LOW HOURS, WELL MAINTAINED. \$500 Call 508-430-1623 and leave a message.
Y/R/F

FREE 160

FREE WORKING WESTINGHOUSE MICROWAVE with turntable. 15x21x11 inches.
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9/24/20

1988 TOYOTA TACOMA BED-LINER. Free. Ready for pickup.
508-463-7441.
Y/R/F

FREE ITEMS NEEDED 165

FREE REDEEMABLE CANS and BOTTLES removed. 100 to 5000, anywhere on Cape Cod if I can get to them in a wheelchair. I will make them disappear! Call Chris, 508-982-6647.
Y/R/F

Employment 200

Bids - 205
Business Help - 210
General Help - 240
Home Health Care - 222
Pet Care Help - 250
Restaurant Help - 225
Retail - 215
Sales Help - 230
Volunteer Help - 235
Work Wanted - 260

GENERAL HELP 240

PROFESSIONAL FULL TIME POSITION for energetic, detail oriented person with organizational skills. Involves all front office tasks from direct contact with patients to electronic billing in an eye care office in Chatham. Computer experience, database entry and electronic medical billing a plus, but will train the right candidate. Send resume to Dr. Neill S. Cowles, 259 Crowell Road, Chatham, MA, 02633 or email to Chelsea.drcowles@gmail.com
9/17/20

Real Estate 400

Apartments For Rent - 415
Business Property - 465
Condominiums For Sale/Rent - 416
Florida Rentals - 418
General Real Estate - 475
Halls For Rent - 470
Home Rentals 426
House for sale - 410
Land For Sale - 400
Office/Retail Space - 455
Rentals Wanted - 460
Room For Rent - 412
Roommate Wanted - 432
Storage Rentals - 421
Seasonal Rentals - 420
Vacation Rentals - 428
Winter Rental - 450
Year-Round Rentals - 430

WINTER RENTAL - 450

HARWICH PORT. Two bedrooms, one bath, off street parking, walk to town, no pets. \$1400 includes everything. Email: ocean7104@verizon.net
9/24/20

Services 500

Artist Painting - 502
Boat Storage - 510
Building Materials 519
Bulkheads - 506
Carpeting - 546
Catering - 516
Chimney Cleaning - 520
Cleaning Services - 525
Companion/Home Aide - 526
Computers - 532
Consignment - 518
Dog Sitter - 514
Dump Runs - 530
Elder Care - 533
Electricians - 535
Equipment Rental - 540
Fishing Charters - 542
Floor Waxing - 551
Flooring - 545
Gardening - 581
Glass - 578
Gutters - 567
Health Care Services - 570
Home Improvements - 565
Home Repairs/Maintenance - 574
House Checks - 571
House Sitting - 573
House/Pet Sitter - 547
Instruction - 575
Landscaping - 580
Lawn Mower Repairs - 552
Locks - 585
Masonry - 591
Massage - 566
Moving & Storage - 568
Music - 558
Painting - 594
Personal Assistant - 534
Pet Care - 556
Plumbing - 543
Real Estate - 564
Roofing - 563
Security - 586
Snow Plowing - 588

Tile Work - 549
Transportation - 597
Tree Work - 598
Tutoring - 582
Wallpapering - 541
Window Washing - 599
Yardwork - 550

ELDER CARE 533

YEAR ROUND PERSONAL ASSISTANT HOME CLEANING

Local woman, honest, reliable, vegan, non smoker, experienced cleaner and helper. \$35 an hour, because of Covid-19 willing to prorate. Sue 508-945-2572.
10/29/20

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Home Health Aide, two sisters from Jamaica with 30 years experience. Willing to live in 7 days a week. Good references, drivers license, CORI checked. Call Claudette at 475-282-6686.
9/24/20

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ELDREDGE ROOFING AND SIDING. Trim replacement, windows and doors. Locally owned, fully insured, licensed, decades of experience. 508-737-9036.
10/1/20

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Interior/Exterior. Insured. Reliable experienced painter who does top quality work and it's done with care. House and deck wash, also Call Dan 508-349-9234.
9/17/20



HARWICH ZONING BOARD OF APPEALS PUBLIC HEARINGS WEDNESDAY, SEPTEMBER 30, 2020 AT 7:00 P.M. VIA REMOTE ACCESS AGENDA

The Harwich Zoning Board of Appeals will hold a public hearing via remote access as noted below to hear the following cases. Any member of the public having interest in these applications is invited to provide information and comment relevant to these matters by submitting the same in writing via mail by noon on Monday, September 28, 2020. Correspondence received after this time may be too late for submission to the Board. Case documents may be viewed on the Town Website via the Accela Citizen Access <https://aca3.accela.com/harwich/> Click Building and "Search Applications" or by specific request to building@townofharwich.us

This meeting is by REMOTE PARTICIPATION ONLY. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE ALLOWED. Call in instructions will be posted on the meeting Agenda on the Board of Appeals web page.

Pursuant to Governor Baker's March 12, 2020 order Suspending Certain Provisions of the Open Meeting Law, G.L.c30A Sec18 and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Harwich Board of Appeals on Wednesday, May 27, 2020 at 7pm will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Harwich website at www.harwich-ma.gov.

For this meeting, members of the public who wish to watch the meeting may do so in the following manner on Channel 18 or by watching the simulcast at:
<https://harwich18.dyndns.org/cablecast/public/Live.aspx?ChannelID=1>

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/989911157>

You can also dial in using your phone.

United States: +1 (872) 240-3311 Access Code: 989-911-157

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/989911157>

Case # 2020-35

Donald R. Dvorovy, Jr. has applied for a Special Permit to add a second floor office and bath that will increase habitable space to 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 **1639 Orleans Rd**, Map 107, Parcel G5-1A in the RH-1 Zoning District.

Case # 2020-36

Joseph M. DeLory, et al and Joanne Murnane through their agent, Attorney William Crowell have applied for a Variance from the requirements of §325-18 (R) to construct a 4' high septic retaining wall within the northern setback line and, if necessary, a Variance from the requirements of §325-17 of the bylaw for the 4' height of the septic wall. The application pursuant to the requirements of MGL Chapter 40A §10. The property is located at **113 Brooks Rd.**, Map 12, Parcel L4 in the RH-1 and CH-1 Zoning Districts.

Case # 2020-37

Claire and Thomas McCabe and Elaine Sweeney, through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative, a Variance 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 (5) and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **25 Grey Neck Lane.**, Map 11, Parcel X8-6 in the RH-1 Zoning District.

In other business, the Board will address the following:

- * Approval of minutes from the July 29, 2020 and the August 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. They are also available to view on the Town of Harwich website via the Accela Citizen Access Portal.

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. 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."

This Agenda may change at the discretion of the Board.
Authorized Posting Officer:
Shelagh Delaney, sdelaney@town.harwich.ma.us
Board of Appeals Recording Clerk

The Cape Cod Chronicle
Sept. 10 and 17, 2020

**Legal Ad Deadline
is Monday at Noon
EXCEPT ON MONDAY HOLIDAYS
when the deadline will be Friday at Noon
Please email your legal ads to:
barbara@capecodchronicle.com**

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, September 24, 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_OTExM2ZmZjctZjc5Ny00MmRjLTlmN2UtMTM3YTdjNjcwMDI0%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: 430 231 458#

Application No. 20-046: Gigioia Evans Family Trust, c/o Thadd Eldredge, 1038 Main Street, Chatham, MA, 02633, owner of property located at **2 Pond View Lane**, also shown on the Town of Chatham's Assessors' Map 11D Block 31 Lot 4. The Applicant proposes to construct a detached garage with a second floor Accessory Dwelling Unit (ADU) on a nonconforming lot which requires the grant of a Special Permit. The lot is nonconforming in that it contains 13,463 square feet where 20,000 square feet is required in a R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections VIII.D.2.b. of the Chatham Protective Bylaw. Continued from August 27, 2020.**

Application No. 20-050: Ernest A. Walen III & Deborah A. Walen, c/o Rick Roy, PO Box 768, North Chatham, MA 02650, owner of property located at **43 Shattuck Lane**, also shown on the Town of Chatham's Assessors' Map 15C Block 14 Lot 4. The Applicant seeks to modify Special Permit No. 19-063 granted on December 19, 2019, which allowed for the demolition of the existing garage and the construction of a new garage. The Applicant now seeks to modify Special Permit No. 19-063 to allow for the new garage to be placed in an alternate location. The proposed garage will be nonconforming in that it will be located 2 feet from the northerly abutter and 2 feet from the southerly abutter where a 25 foot setback is required. The existing building coverage is 1,744 square feet (12.1%) and the proposed building coverage is 1,858 square feet (12.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 14,451 square feet of buildable upland where 20,000 square feet is required and contains 28,800 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 Protective Bylaw.**

Application No. 20-051: Dark Water LLC, owners of property located at **17 Seaview Street**, also shown on the Town of Chatham's Assessors' Map 15E Block 4 Lot 14. The Applicant seeks a Dimensional Variance for a covered porch, located 4.6 feet from the road where a 5 foot setback is required. **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Chatham Protective Bylaw.** In the Alternative, under **Application No. 20-052**, The Applicant seeks to modify Special Permit No. 19-005, granted on February 14, 2019 for the installation of a new foundation and construction of additions. The approved dwelling was to be located 5.4 feet from the road. The Applicant seeks to modify Special Permit No. 19-005 to allow for the front porch to be located 5 feet from the road where a 5 foot setback is required. The lot is nonconforming in that it contains 14,299 square feet on a split zoned lot within the GB1/R20 Zoning Districts. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 20-053: John and Pamela Cummings, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **59 Hardings Lane**, also shown on the Town of Chatham's Assessors' Map 14C Block 31 Lot 22. The Applicant seeks to modify Special Permit No. 20-019 granted on May 28, 2020, which allowed for the demolition of the existing dwelling and shed and the construction of a new dwelling. The Applicant now seeks to modify Special Permit No. 20-019 to allow for the construction of a new dwelling and pool house. The proposed dwelling and pool house will comply with all bulk and dimensional requirements of the Bylaw but is considered a substantial alteration and under the Second Except Clause of Section 6 of M.G.L. Chapter 40A, such substantial alteration requires the grant of a Special Permit. The existing building coverage is 2,936 square feet (9.7%) and the proposed building coverage is 3,024 square feet (9.98%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 30,300 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 Protective Bylaw.**

Application No. 20-054: Bobbie Jo Pippin Arndt and Randy Arndt, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **26 Hardings Beach Road**, also shown on the Town of Chatham's Assessors' Map 9C Block 47 Lot 1C. The Applicant seeks to install a fence within the Conservancy District. The proposed fencing is allowed by Special Permit under Section IV.A.3.a. of the Protective Bylaw. The lot contains 22,422 square feet in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section 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.

David Nixon
Chairman

The Cape Cod Chronicle
Sept. 10 and 17, 2020

INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA20P1173EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

**Estate of Beverly E. Ricci
Date of Death: May 30, 2020**

To all persons interested in the above captioned estate, by Petition of Petitioner Ralph S. Ricci of Chatham, MA a Will has been admitted to informal probate. Ralph S. Ricci of Chatham, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

The Cape Cod Chronicle
Sept. 17, 2020

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA OCTOBER 6, 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/l/meetup-join/19%3ameeting_Y2U0MDgzMDktNTE1ZS00OTdiLWJmMjMtN2VkZTlxNGQ4NTI1%40thead.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%22fa2370df-b871-476e-9968-386c45120bcd%22%7d

CALL IN NUMBER: 508-945-4410
CONFERENCE ID: 137 402 907#

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: 137 402 907# 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: 20-026 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: **543 Old Harbor Road**; filed by: William F. Riley, Esq. PO Box 707, Chatham, MA 02633; for: Kate & Mike Earls, 45 Luke Street, Wrentham, MA 02093 as agreed vendee for the purchase of the property owned by Tacoma Partners Limited Partnership, 319 Lafayette Street, Denver, CO 80218

Application No: 20-027 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: **85 Seaview Street**; filed by: Joseph & Anne Nunes, 70 Elm Street, Andover, MA 01810

Application No: 20-028 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: **122 Cedar Street**; filed by: Peter & Katharine Perkins & Tristram C. Perkins, 3 St. James Place, Pittsburgh, PA 15215

Application No: 20-029 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: **111 Cross Street**; filed by: D. Michael Collins, 21 Eliot St., Natick, MA 01760; for: Jeffrey N. & Mary Penny Vinik, 914 S. Golf View St., Tampa, FL 33629

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.

Frank Messina,
Chairman

The Cape Cod Chronicle
Sept. 17 and 24, 2020