



**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, September 2, 2020 beginning at 4:30 PM.**

Remote participation ONLY click link below:
https://teams.microsoft.com/join/19%3ameeting_OWlyNGI2MDEtZDc1ZC00ZmRkLW1NzgtNmZjN2U5MDk1ZGZi%40thre.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: 304 184 978#

MINUTES REVIEW:

Meeting held August 19, 2020

SIGN:

20-069 Carlton Builders/c/o Jesse Carlton – Application to install a ground sign located at 48 Cross Street.

ADDITIONS/ALTERATIONS:

20-068 Doug Whitla and Ann Humphrey – Application to renovate the existing outbuilding located at 63 Old Harbor Road.

20-071 Pate's Restaurant/c/o Dan McLaughlin – Application to alter the façade on the existing structure located at 1260 Main Street.

CONTINUED HEARING - SIGNS:

20-063 Pate's Restaurant/c/o Signarama – Application to install a wall sign located at 1260 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
Aug. 27, 2020

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
SEPTEMBER 15, 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/join/19%3ameeting_YmM5YzEwNDMtYtE0ZS00NmY4LWJjYzQtOWNmY2U4ODVhZDU3%40thre.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: 192 143 6#

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: 192 143 6# 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: 20-024 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 (chimney only) a Historic Building or Structure Located at: **46 Silverleaf Avenue**; filed by: HSO Contracting LLC, 62 Rte. 6A, Orleans, MA 02653; for: Jacqueline Cipolla, 878 Seneca Road, Franklin Lakes, NJ 07417-2825

Application No: 20-025 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: **99 Pond View Avenue**; filed by: Michael London, 15 Country Side Drive, Chatham, MA 02633; for: Chris Luistro, 62 Ronald C. Meyer Drive, No Attleboro, MA 02670

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
Aug. 27, and Sept. 3, 2020

**TOWN OF CHATHAM
ZONING BOARD OF APPEALS
LEGAL NOTICE**

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, September 10, 2020**, starting at **3:00 PM** on the following applications:

Remote participation ONLY click link below:
https://teams.microsoft.com/join/19%3ameeting_ZGM3ZTQ0NmEtM2Y1Yi00ZTA4LThjNGUtOGQ2OWVkJmOGRI%40thre.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: 585 919 882#

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. Continued from July 9, 2020.**

Application No. 20-047: 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 modify Special Permit No. 20-028 granted on July 23, 2020, which allowed for the demolition of the existing dwelling and the construction of a new dwelling and installation of exterior mechanical system appliances (A/C condensers). The Applicant now seeks to modify Special Permit Nos. 20-028 to allow for the new dwelling to be located 43.2 feet from the road. The approved building coverage of 1,213 square feet (12%) where 15% is the maximum allowed will remain unchanged. 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 Sections 6 and 9 and Sections V.B. and VIII.D.2.b. of the Protective Bylaw.**

Application No. 20-048: Nancy and Kenneth Friend, owners of property located at **81 Earles Way**, also shown on the Town of Chatham's Assessors' Map 12G Block 44 Lot M17. The Applicant seeks a Dimensional Variance for the construction of a second floor deck and pergola, located 19 feet from the westerly abutter where a 25 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.** Under **Application No. 20-049**, The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a second floor deck and pergola. The existing dwelling is nonconforming in that it is located 24.2 feet from the southerly abutter. The proposed deck will be nonconforming in that it will be located 24 feet from the southerly abutter where a 25 foot setback is required. The lot is nonconforming in that it contains 13,986 square feet where 60,000 square feet is required in the R60 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.

David Nixon
Chairman

The Cape Cod Chronicle
Aug. 27 and Sept. 3, 2020

**HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE**

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on **Thursday**, September 10, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following applications. The meeting may be 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 September 10, 2020.

PB2020-23 Wychmere Harbor Real Estate LLC, applicant & owner, c/o Attorney Andrew Signer, representative, seeks to amend a Site Plan Review Special Permit and a Special Permit for a structure greater than 7,500 s.f. granted in Case PB2019-27, or in the alternative a new Special Permit, to make alterations to the previously approved design at the north and south ends of the replacement restaurant building as well as reducing the size of the gatehouse building and accompanying landscape revisions. The application is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), §325-51 (structure greater than 7500 s.f.) and Chapter 400. The property is located in the RH-3 and R-L zoning districts at 23 Snow Inn Road, Map 8, Parcel P2-12.

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. The plans and application will also be available on the website link noted above, and can be found under Planning Board Legal Notice August 11, 2020. You may also email the Town Planner.

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
Aug. 20 and 27, 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 September 2, 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 applicant has filed a Request for an Amended Order of Conditions:

Thomas McCabe, 25 Grey Neck Lane, Map 11, Parcel X8-6. Tear-down and re-build of a house.

The following applicant has filed a **Notice of Intent:**
Steve Hasset, 46 Indian Trail, Map 34, Parcel K3-2. New Dwelling with appurtenances.

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 Cape Cod Chronicle
Aug. 27, 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**