



# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, January 14, 2021**, starting at **3:00 PM** on the following applications:

Remote participation ONLY click link below:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZW11NmY3Y2QtMmUxNS00NzZiLWVYyjlTmQ0YTQ2YjQyMDZi%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZW11NmY3Y2QtMmUxNS00NzZiLWVYyjlTmQ0YTQ2YjQyMDZi%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d)

Call in Number: 1-508-945-4410  
Conference ID: 224 134 797#

**Application No. 20-082: Goodrich Chatham Realty Trust, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA, 02645, owner of property located at 110 Old Salt Works Road, also shown on the Town of Chatham's Assessors' Map 13M Block 8 Lot C25. The Applicant seeks to modify Special Permit No. 18-029 granted on June 18, 2020, which allowed for the demolition of the existing dwelling and the construction of a new dwelling and garage. The Applicant now seeks to modify Special Permit No. 18-029 to allow for an alternate location of the exterior mechanical appliances (A/C Condensers and Generator) with flood proof enclosures. The proposed generator enclosure will be located 2 feet from the northerly abutter and the proposed A/C Condensers will be located 2.5 feet from the westerly abutter where a 25 foot setback is required. Also proposed is the installation of fencing within the Conservancy District as allowed by Special Permit under Section IV.A.3.a. of the Protective Bylaw. The approved building coverage of 4,675 square feet where 2,800 square feet is the maximum allowed will remain unchanged. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required. The property contains 57,960 square feet 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. Continued from September 24, 2020 and November 19, 2020.****

**Application No. 20-083: Eric and Trish Lindberg, c/o Rick Roy, 123A Queen Anne Road, Harwich, MA, 02645, owner of property located at 25 Harbor Hill, also shown on the Town of Chatham's Assessors' Map 11A Block 22 Lot C2. The Applicant seeks a waiver as allowed under Section VII.B.12.d. for the additional land area requirement for a one (1) bedroom guest unit which is part of the principal dwelling and is occupied by a member of the immediate family. The existing dwelling and proposed addition comply with the required setbacks and building coverage. The existing building coverage is 2,232 square feet (5.5%) and the proposed building coverage is 3,208 square feet (7.9%) where 10% is the maximum allowed. The lot contains 40,500 square feet in the R40 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.****

**Application No. 20-070: Hydrangea Properties LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at 63 Cross Street, also shown on the Town of Chatham's Assessors' Map 15D Block 95 Lot 67. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a conforming lot via the construction of additions. The existing dwelling and proposed additions conform to road and abutter setback requirements. The existing building coverage is 3,358 square feet and the proposed building coverage is 4,377 square feet where 2,900 square feet is the maximum allowed. The lot contains 22,639 square feet 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. Continued from November 19, 2020.****

**Application No. 20-084: Eastward MBT, LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA, 02633, agreed vendee of property located at 155 & 157 Bridge Street, also shown on the Town of Chatham's Assessors' Map 15B Block 1B Lot 1B. The Applicant seeks to enlarge, extend, or change two nonconforming dwellings on a nonconforming lot via the demolition of the existing dwellings and the construction of two new dwellings. The existing dwelling (155 Bridge Street) is nonconforming in that it is located partially within the Coastal Conservancy District (Flood Plain ele. 12). The existing dwelling (157 Bridge Street) is nonconforming in that it is located 26 feet from the Coastal Conservancy District and 24.8 feet from the easterly abutter where a 25 foot setback is required. The proposed dwelling (155 Bridge Street) will be nonconforming in that it will remain partially within the Coastal Conservancy District where a 50 foot setback is required. The proposed dwelling (157 Bridge Street) will comply with all setback requirements of the Bylaw. The existing building coverage is 6,928 square feet (9.7%) and the proposed building coverage is 7,113 square feet (9.9%) where 10% is the maximum allowed. The lot is nonconforming in that it contains two dwellings where only one dwelling is allowed. The lot contains 3.13 acres and 71,160 square feet of buildable upland 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.****

**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](http://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  
Dec. 31, 2020 and Jan. 7, 2021

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JANUARY 19, 2021 2:30PM 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\\_MzVmMwVhYTEtOWNjYi00YmlOLWEwMjMtZTM2Yzc2YmJhNzBl%40thead.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%222fa2370df-b871-476e-9968-386c45120bcd%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzVmMwVhYTEtOWNjYi00YmlOLWEwMjMtZTM2Yzc2YmJhNzBl%40thead.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%222fa2370df-b871-476e-9968-386c45120bcd%22%7d)

NUMBER: 508-945-4410  
CONFERENCE ID: 499 021 683#

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: 499 021 683# 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.

### PUBLIC HEARINGS:

**Application No. 21-003** 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: **351 Barn Hill Road**; filed by: Ford & Ford Attorneys at Law, 72 Main Street, PO Box 485, West Harwich, MA 02671; for: Karen Romeyn, 24 Old Farm Road, Darien, CT 06820

**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.**

Frank Messina,  
Chairman

The Cape Cod Chronicle  
Dec. 31, 2020 and Jan. 7, 2021

## 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 January 13, 2021** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 9AM.**

The following applicants **have filed Requests for Determination of Applicability: 71 Stage Island Road, Denise & John Murphy:** Proposed installation of concrete pad; placement of generator on pad after installation at 71 Stage Island Rd, Assessors Map 14A2 parcel D37.

**75 Grist Mill Lane, The Cook's Point Stremlau Family Trust-2012:** Proposed planting of four native trees to replace four non-native trees that were cut down at 75 Grist Mill Lane, Assessor's Map 15C parcel 3.

The following applicants **have filed Notices of Intent: Pcl CG3 (aka 0) Gillis Road, Jack and Marilyn Gillis, SE 10-:** Proposed construction of single-family dwelling, Sewage Disposal system; use of native, plant species for mitigation purposes at Pcl CG3 (aka 0) Gillis Road, Assessors Map 4B parcel CG3.

**43 Seaview Street, Kalju Nekvasil, SE 10:** Proposed raising existing dwelling; remove old foundation, construct new foundation; construct of exterior stairway to the basement at 43 Seaview St, Assessors Map 15E parcel 17.

**20 Jericho Lane, 20 Jericho Lane, LLC, Mark Lebovits, Manager, Eastward Companies-applicant SE 10-:** Proposed demolition of existing dwelling; construction of new dwelling within 100 ft of a Coastal Bank at 20 Jericho Lane, Assessors Map 10B parcel B2.

**68 Shell Drive, Katama Point LLC, SE 10-:** Proposed relocation of existing dwelling and barn; Construction of new dwelling within Land Subject to Coastal Storm Flowage at 68 Shell Drive, Assessors Map 14K parcel W50.

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  
Jan. 7, 2021

## AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING JANUARY 11, 2021 6:00PM REMOTE PARTICIPATION ONLY

Please Note: This meeting will be broadcast live on Channel 18 and will be available shortly thereafter for scheduled and on- demand viewing.

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MTCyMjUyNjUtNzhYy00MDE5LTg0YTtZDgzNTc0MTQ0ZmYw%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2226f0bd59a-5d7c-43f6-8f44-b941e50bef65%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTCyMjUyNjUtNzhYy00MDE5LTg0YTtZDgzNTc0MTQ0ZmYw%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2226f0bd59a-5d7c-43f6-8f44-b941e50bef65%22%7d)

CALL IN NUMBER: +1 508-945-4410  
CONFERENCE ID: 992 854 778#

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 Planning Board 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: +1 508-945-4410 Conference ID 992 854 778# 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. In accordance with Town policy the public can speak to any issue/hearing or business item on the agenda during the meeting when recognized by the chair.

**MINUTES:** December 14, 2020

### SITE PLAN REVIEW

Preliminary  
Enterprise Drive/Bert Hill, LLC/ESE, LLC/Proposed construction of a four (4) bay warehouse use building.

### RECOMMENDATION TO ZONING BOARD:

155 & 157 Bridge Street/Mitchell River Nominee Trust/Eastward MBT LLC/Proposed driveway in the Conservancy District.

### LONG RANGE PLANNING:

Discussion Regarding Amendment to the Accessory Dwelling Unit Bylaw- Peter Farber

**PUBLIC COMMENT:** The public can speak to any current or future issue relevant to the normal business of the Planning Board.

The full agenda for this meeting will be posted at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays. Materials for the advertised agenda items are available for review on the Town of Chatham Website.

The Cape Cod Chronicle  
Jan. 7, 2021

## HARWICH BOARD OF HEALTH NOTICE OF PUBLIC HEARING

The Harwich Board of Health will conduct a public hearing to solicit comment on the proposed "Town of Harwich Fertilizer and Nutrient Control Regulation." The hearing will be held on **FRIDAY, JANUARY 22, 2021** and will be held remotely. 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 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Harwich Board of Health is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. The meeting will be broadcast live on Channel 18 and the public can submit comments/questions during the meeting via remote participation. Remote participation dial-in instructions will be on the posted agenda, available on the Town of Harwich website. Comments/questions before the meeting can be submitted to [health@town.harwich.ma.us](mailto:health@town.harwich.ma.us)

The meeting begins at **1:00 p.m.** Copies of proposed regulations may be obtained by emailing the Health Department ([health@town.harwich.ma.us](mailto:health@town.harwich.ma.us)) or may be viewed at the Health Department webpage.

**In accordance with state law, this legal notice will also be available electronically at [www.masspublicnotices.org](http://www.masspublicnotices.org). The city/town is not responsible for any errors in the electronic posting of this legal notice."**

HARWICH BOARD OF HEALTH  
Pamela Howell, R.N., Chair  
Sharon Pflieger, Vice Chair  
Ron Dowgiallo, DMD  
Matthew Antoine  
Kevin DuPont, R.N.

The Cape Cod Chronicle  
Jan. 7 and 14, 2021

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# LEGAL ADVERTISING

Continued from Page 41

## HARWICH ZONING BOARD OF APPEALS PUBLIC HEARINGS WEDNESDAY, JANUARY 27, 2021 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, January 24, 2021. 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](mailto: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](http://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?ChannellID=1>

ZONING BOARD OF APPEALS

Wed, Jan 27, 2021 7:00 PM - 10:00 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/440097245>

**You may also dial in using your phone.**

United States: +1 (872) 240-3412

**Access Code:** 440-097-245

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/440097245>

### Case # 2020-40 (Continued from December 9, 2020)

Jonathan & Sarah Vanica, Trustees of the Vanica Living Trust through their agent, Attorney Sarah Turano-Flores have applied for a Special Permit (or in the alternative, a Variance) to add demolish and replace a pre-existing, non-conforming single family dwelling and residential accessory structure on a pre-existing, non-conforming lot. The application is pursuant to the Code of the Town of Harwich, §325-22 and Table 2, Area Regulations and §325-14(Q) as set forth in MGL Chapter 40A §6. The property is located at **2 Quason Lane**, Map 7, Parcel A50-0-R in the RH-1 Zoning District.

### Case # 2020-45

Wychmere Harbor Real Estate, LLC, through its agent, Attorney Andrew Singer has applied for a further amendment to Special Permit Decisions granted through Cases 2019-28 and 2020-32, or in the alternative, a new Special Permit to make additional alterations to 2 pools and associated hardscape areas. The application is pursuant to the requirements of MGL Chapter 40A §6. The property is located at **23 Snow Inn Road, Unit 12**, Map 8, Parcel P2-12 in the RH-3 and RL Zoning Districts.

### Case # 2020-46

John E. Fantasia, through his agent, Michael Woessner has applied for a Special Permit to upgrade and renovate an existing porch of a pre-existing, non-conforming dwelling. The application is pursuant to the Code of the Town of Harwich, Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **3 Bayberry Lane**, Map 10, Parcel X5 in the RH-1 Zoning District.

### Case # 2020-47

David Scott Sloan, Trustee of 49 Snow Inn Road Nominee Trust, through his agent, Attorney Andrew Singer seeks to amend a Special Permit granted in Case 2020-29 in order to accommodate required egress stairs. The application is pursuant to the Code of the Town of Harwich, §325-54, as set forth in MGL Chapter 40A §6. The property is located at **49 Snow Inn Road**, Map 15, Parcel N2 in the RL Zoning District.

### Case # 2020-48

Robert E. Crowley and Susan J. Crowley have applied for a Special Permit or in the alternative, a Variance to convert an existing garage/studio into an Accessory Apartment. The application is pursuant to the Code of the Town of Harwich, §325-14, §325-Table 2 - Area Regulations and Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6 and/or §10. The property is located at **17 Charlene Lane**, Map 113, Parcel S1-8 in the RR Zoning District.

### Case # 2020-49

David P. Panza and Rosemary B. Panza, through their agent, Attorney Paul Tardif, have applied for a Special Permit to raze a pre-existing, non-conforming single family dwelling and replace it with a 2 story single family dwelling on the same foundation. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **123 Deep Hole Road**, Map 25, Parcel C1-B2 in the RR Zoning District.

### Case # 2020-50

Andrew and Erica Merrill, through their agent, Chris Cannon of Arch-itects 33 have applied for a Special Permit to construct 2 Shed Dormers on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **19 Braddock Street**, Map 7, Parcel F7 in the RH-1 Zoning District.

### Case # 2020-51

David R. Prickett, through his agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to create new habitable space in the basement of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **24 Crowell Road**, Map 25, Parcel N8-1 in the RM Zoning District.

### Case # 2020-52

Mark Jacobson and Renee Brown have applied for a Variance from the side setback requirements to construct an in-ground pool. The

application is in accordance with in MGL Chapter 40A §10. The property is located at **17 Chase Street**, Map 4, Parcel S6-1 in the RH-2 Zoning District.

### Case # 2020-53

Helen Murdock, Trustee, through her agent, Susan Ladue of Eastward Companies has applied for a Variance from the total Site Coverage requirements of Section 325-52 and Table 3, Height and Bulk regulations in order to add a pool and patio. The application is in accordance with in MGL Chapter 40A §10. The property is located at **23 Bascom Hollow**, Map 97, Parcel B2-10 in the RR and WR Zoning Districts.

### Case # 2020-54

Jane C. Ayoub, owner of 23 Soundview Road, and 27 Soundview LLC, owner of 27 Soundview Road, through their agent, Attorney William Crowell have applied for Variances for said properties to allow for the equivalent exchange of 750 square feet of buildable upland between said owners pursuant to a proposed ANR by Ryder & Wilcox, Inc. dated November 12, 2020 in order to construct a garage. The application is in accordance with MGL Chapter 40A §10. The properties are located at **23 and 27 Soundview Road**, Map 26, Parcels L1-10 and L1-9 in the RM Zoning District.

In other business, the Board will address the following:

- \* Approval of minutes from the December 9 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](http://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](mailto:sdelaney@town.harwich.ma.us)  
Board of Appeals Recording Clerk

The Cape Cod Chronicle

Jan. 7 and 14, 2021

## 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 JANUARY 20, 2021 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 Notice of Intent

**Alfred and Carol Novak, 30 Harbor Rd, Map 15 Parcel 15-A.** Dock.

**Peter Lambertus, 26 & 32 Neel Rd, 43 Saquatucket Bluffs Rd, Map 9 Parcels A5, A2, A1-1.** Dune enhancement and beach nourishment.

**John Meola, 651 Route 28, Map 15 Parcel C2-B2.** Proposed pool and septic tank relocation.

**Alfred Weaver, 23 Wequasset Rd, Map 5 Parcel K1-42.** Float size increase.

The Cape Cod Chronicle

Jan. 7, 2021

## TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission (HDHC) will hold a public hearing on Wednesday, January 20, 2021 **via remote participation**, to consider the following application(s). The public hearing will begin at 6:00 p.m. followed by a public meeting. Any member of the public having an interest in the application(s) is invited to access the meeting via GoToMeeting.com and provide information and comment relevant to this matter or may submit the same in writing. Instructions on how to access and participate in the meeting, along with the plans from the case files, will be posted on the Commission's Agenda page for the date of the meeting.

**HH2021-01 Notice of Intent (NOI)** has been received for 58 Bank Street, Map 14, Parcel Y7, partially in the C-V and the R-H-1 zoning district. The application proposes 100% demolition and rebuild of a single family dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Peter and Corey Lattanzi as Owners, Thomas Moore Design Co. as Applicant.

All documents related to the above case(s) may be viewed on the Commission's Agenda page under the date of the meeting and are on file with the Building Department, 732 Main Street, Harwich, MA. Please note: Under current regulations related to Covid-19 Town Hall is open **by appointment only**.

In accordance with state law, this legal notice will also be available electronically at '[www.masspublicnotices.org](http://www.masspublicnotices.org).' The City/Town is not responsible for any errors in the electronic posting of this legal notice.

Mary Maslowski,  
Chairman

The Cape Cod Chronicle

Dec. 31, 2020 and Jan. 7, 2021

## HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings no earlier than 6:30 PM on Tuesday, January 26, 2021 to consider the following application(s). The meeting is via REMOTE PARTICIPATION ONLY. Anyone having an interest in the application(s) 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: [2021 Planning Board Meeting Agendas | Harwich MA \(harwich-ma.gov\)](https://www.harwich-ma.gov/2021-Planning-Board-Meeting-Agendas). The application and plans can be accessed using the same website link posted under Planning Board Legal Notice January 26, 2021 or by emailing the Planning Department staff.

**PB2020-33 Main Street Stone Horse, applicant & owner, c/o William F. Riley, Esq.** representative, seeks a new Use Special Permit, to convert one of the two dormitory buildings, specifically the building known as 868 Route 28, into twenty two (22) one-bedroom apartments and to amend the previously approved Site Plan Review Special Permit granted under case PB2019-13 with additional parking requirement and other waivers. The application, is pursuant to the Code of the Town of Harwich §325-51.Q (Multifamily Use) and §325-55 (Site Plan Review). The property is located 872 Route 28, Map 25, Parcel A2, is located in the CH-1 zoning district.

**PB2020-34 Cool Change LLC, Allen Harbor Marine,** applicant & owner, c/o Rob O'Neill, representative, seeks a Site Plan Review and Use Special Permit pursuant to §§325-55; 325-13, Use Table, paragraph IV.19; and 325-51 to construct a 4,102 square foot commercial building for a marine use (boat maintenance and repair) and associated parking at property located at 282 Route 28, Map 12, Parcel G2-1 in the CH-1 zoning district.

Written comments may be submitted to the Planning Board at the address shown below or emailing the Planning Assistant, Elaine Banta, at [ebanta@town.harwich.ma.us](mailto:ebanta@town.harwich.ma.us).

All documents related to the above cases are available on the Planning Board website or may be viewed by **appointment only** at the Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645.

In accordance with state law, this legal notice will also be available electronically at '[www.masspublicnotices.org](http://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

Jan. 7 and 14, 2021

## HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on ~~Thursday~~, **Tuesday**, January 12, 2021 to consider the following application(s). The meeting is via REMOTE PARTICIPATION ONLY. Anyone having an interest in the application(s) 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 be accessed using the same website link posted under Planning Board Legal Notice January 12, 2021 or by emailing the Planning Department staff.

**PB2020-32 Wychmere Harbor Real Estate LLC, applicant & owner, c/o Attorney Andrew Signer,** representative, seeks to amend the Site Plan Review Special Permits granted in Cases PB2019-27 and PB2020-23, or in the alternative a new Special Permit to make additional alterations to the previously approved design of the Beach Club to re-design the pool area to include an additional pool, construct a new infant pool, create a fenced, natural lawn service alley along the east side, and make accompanying landscape and walkway revisions. The application is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), and Chapter 400. The property is located 23 Snow Inn Road, Map 8, Parcel P2-12, in the RH3 and RL zoning districts.

Written comments may be submitted to the Planning Board at the address shown below or emailing the Planning Assistant, Elaine Banta, at [ebanta@town.harwich.ma.us](mailto:ebanta@town.harwich.ma.us).

All documents related to the above cases are available on the Planning Board website or may be viewed by **appointment only** at the Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645.

In accordance with state law, this legal notice will also be available electronically at '[www.masspublicnotices.org](http://www.masspublicnotices.org).' The Town is not responsible for any errors in the electronic posting of this legal notice.

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Dec. 31, 2020 and Jan. 7, 2021

**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](mailto:barbara@capecodchronicle.com)**