

LEGAL ADVERTISING



TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, November 19, 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_YWE3MjBiZVZlYzQwNC00MTcxLTk2OTAtOGJmYWRIOTMwNjZj%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: 542 464 689#

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.**

Application No. 20-068: Michael Earls, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **543 Old Harbor Road**, also shown on the Town of Chatham's Assessors' Map 16H Block 2 Lot 3. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of portions of the dwelling and construction of additions, the elevation of the existing dwelling and proposed additions on a FEMA complaint foundation and the construction of decks and a swimming pool. The existing dwelling is nonconforming in that it is located 33.9 feet from the road and is located entirely within Coastal Conservancy District (Flood Plain ele. 14). The proposed additions comply with road and abutter setback requirements but will remain within Coastal Conservancy District where a 50 foot setback is required. The proposed elevated dwelling is nonconforming in that it is located 33.5 feet from the road where a 40 foot setback is required. The existing building coverage is 3,970 square feet (44.6%) and the proposed building coverage is 3,824 square feet (43%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 8,900 square feet of buildable upland where 20,000 square feet is required and contains 91,825 square feet where in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 & 9 and Section V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 20-069: Highland Realty Trust, c/o George Reilly, 63 Brook Trail Road, Brewster, MA 02631, owner of property located at **107 Highland Avenue**, also shown on the Town of Chatham's Assessors' Map 15E Block 55 Lot 48. The Applicant seeks to enlarge, extend, or change a nonconforming garage/guesthouse on a nonconforming lot via the demolition of the existing structure and construction of a new garage/guesthouse. The existing structure is nonconforming in that it is located 5 feet from the northerly abutter. The proposed garage/guesthouse will be nonconforming in that it will be located 8 feet from the northerly abutter where a 15 foot setback is required. The existing building coverage is 2,378 square feet and the proposed building coverage is 2,296 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 99.09 feet of frontage where 100 feet is required. The lot contains 24,049 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.**

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.**

Application No. 20-071: Joseph and Karen Cacciatore, c/o Larry Brutti, PO Box 92, Harwich Port, MA 02646, owner of property located at **144 Pleasant Street**, also shown on the Town of Chatham's Assessors' Map 2C Block 56 Lot 16. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a conforming lot via the demolition of portions of the dwelling and the construction of additions. The existing dwelling is nonconforming in that it is located 16.7 feet from the road where a 25 foot setback is required and 3.7 feet from the northerly abutter. The proposed addition will be nonconforming in that it will be locate 3.7 feet from the northerly abutter where a 15 foot setback is required. The existing building coverage is 1,569 square feet and the proposed building coverage is 2,667 square feet where 2,950 square feet is the maximum allowed. The lot contains 25,538 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.**

Application No. 20-072: Eleanor M. Christie Living Trust, c/o Vincent Smith, PO Box 224, Marstons Mills, MA 02648, owner of property located at **41 Court Street**, also shown on the Town of Chatham's Assessors' Map 12I Block 24K Lot H11. The Applicant proposes to install an exterior mechanical system appliance (generator) 13 feet from the westerly abutter where a 25 foot setback is required. The proposed generator will be located next to an existing A/C condenser. The lot contains 30,230 square feet in an R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 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
Nov. 5 and 12, 2020

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 November 18, 2020** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 9 AM.**

The following applicants have filed Requests for Determination of Applicability:

224 Seapine Road, James & Catherine Ahlgren: Proposed demolition of 256 sq. ft of existing dwelling, removal of 1032 sq. ft of existing stone and pavement; proposed loam & seed disturbed area within jurisdiction of the Commission, in the 50-100 ft AURA to the top of the coastal bank at 224 Seapine Road, Assessors Map 12K parcel HC76. _

73 Kent Road, Jessica Guo & Philip Chu: Proposed installation of Title 5 subsurface sewage disposal system at 73 Kent Road, Assessors Map 12J parcel G4.

The following applicant has filed an Abbreviated Notice of Resource Area Delineation (ANRAD):

24 Salt Pond Road, Edward and Cheryl Acton: Proposed confirmation of Resource Area Boundaries and associated Buffer Zones at 24 Salt Pond Road, Assessors Map 17J parcel 2.

The following applicant has filed a Request for an Amended Order of Conditions:

110 Old Salt Works Rd, Goodrich Chatham Realty Trust, SE 10-3263: Request to Amend existing Order of Conditions under SE 10-3263 to include proposed relocation of generator, installation of flood proof enclosures, replacement and installation of new fences, redesign of front gate, revision to driveway configuration and installation of mitigation at 110 Old Salt works Road, Assessors Map 13M parcel C25.

The following applicant has filed a Notice of Intent:

543 Old Harbor Road, Michael Earls, SE 10-: Proposed razing of a portion of dwelling; raise rest of the dwelling; construction of additions, decks, pool, replacement of septic pump chamber; installation of landscaping & mitigation at 543 Old Harbor Road, Assessors Map 16H parcel 3.

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
Nov. 12, 2020

TOWN OF CHATHAM PUBLIC HEARING NOTICE

Notice is hereby given that the Chatham Board of Selectmen will hold a public hearing on Tuesday, November 17, 2020 at 6:00 pm remotely through the Microsoft Teams platform to consider granting a new Seasonal Restaurant License for All Alcoholic Beverages to Peter J. Higgins d/b/a Dogfish Taco Co., 22 Barnhill Road, Peter J. Higgins, Manager. All interested parties are encouraged to participate through the link in the posted Board of Selectmen meeting agenda.

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

The Cape Cod Chronicle
Nov. 5 and 12, 2020

TOWN OF CHATHAM BOARD OF SELECTMEN PUBLIC HEARING NOTICE

The Chatham Board of Selectmen will hold a virtual public hearing at 6:00 p.m. on Tuesday, November 10, 2020 on the Microsoft Teams platform to consider a joint request from Verizon New England, Inc. and NSTAR Electric Company d/b/a Eversource Energy. The meeting may be accessed via a link in the meeting's posted agenda or by calling +1 508-945-4410, Conference ID: 134 208 476#.

Petition Plan #MA2020-32 proposes to place one (1) new pole (Pole 15/9½) approximately 15' south of the center line of Library Lane on the easterly side of Main Street. This action is necessary to upgrade electrical service.

All interested parties are encouraged to attend.
Shareen Davis, Chairman
Peter C. Cocolis, Vice Chairman
Dean P. Nicastro, Clerk
Cory J. Metters, Selectman
Jeffrey S. Dykens, Selectman
Board of Selectmen

The Cape Cod Chronicle
Nov. 5 and 12, 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, November 18, 2020 beginning at 4:30 PM.**

Remote participation ONLY click link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTkzMjg2OTEtMzI2Mi00MmI1LWlzMzUtNTUyZDExMDUzZjBi%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: 216 072 274#

MINUTES REVIEW:
Meeting held November 4, 2020

SITE IMPROVEMENT:
20-098 Tom Taylor – Application to relocate the dumpster enclosure on the property located at 20 Chatham Bars Avenue.

ADDITION/ALTERATION:
20-099 Leo Maher – Application to replace windows, trim and siding on the structure located at 47 George Ryder Road.

20-105 Lois Castellana – Application to replace six windows, siding and one door on the apartment located at 757 Main Street.

DEMOLITION:
20-100 Chatham Productions LLC – Application to demolish the structure located at 70 Depot Road.

20-101 Chatham Productions LLC – Application to demolish the shed structure located at 776 Main Street.

20-102 Chatham Productions LLC – Application to demolish the refreshment center located at 776 Main Street.

20-103 Chatham Productions LLC – Application to demolish the apartment located at 776 Main Street.

20-104 Chatham Productions LLC – Application to demolish the scene shop located at 776 Main Street.

ADMINISTRATIVE APPROVAL/EXEMPTION:

20-097 Robert White – Application for Administrative Approval to replace the siding and shutters on the dwelling located at 1996 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
Nov. 12, 2020

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, December 1, 2020 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 December 1, 2020 or by emailing the Planning Department staff.

PB2020-28 Cape Cod Oil Company, H. Tasha, TR. of M.J.T. Enterprises, as applicant, Jacobs Driscoll Engineering, Inc., as representative, seeks approval of a Site Plan Review Special Permit with waiver to establish and install two (2) 30,000 gallon propane tanks along with appurtenant equipment fixtures and site features pertinent to the establishment of a new Heating Fuel Resale and Storage use, which is an allowable use within the zoning district. The application is pursuant to the Code of the Town of Harwich §325-55. The property is located at 6 Station Avenue, Map 39, Parcel K3, in I-L zoning district.

PB2020-29 David & Kristen Kimball, owners, William D. Crowell, Esq., representative, seeks approval of a Use Special Permit with waivers for a residential accessory structure with bedrooms. The application is pursuant to the Code of the Town of Harwich §§325-09 and -51. The property is located at 452 Long Pond Drive, Map 104, Parcel E8-2, in the R-R 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.

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.' The Town is not responsible for any errors in the electronic posting of this legal notice.

Duncan Berry,
Chair

The Cape Cod Chronicle
Nov. 12 and 19, 2020

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Turkey Trot

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than 2,300 participants who raised \$40,000 and filled a 20-foot truck with food.

Watson said the funds that will ideally be raised through the 2020 event is a real help.

“That’s a really positive thing,” she said. “We can’t collect groceries, so we’re encouraging people to make an extra donation to LCOC.” The money that’s raised could be used to pay bills or purchase more food.

Watson and the folks at LCOC are aware that they’re not likely to make their traditional donation amounts this year, but are grateful for everything that comes in.

“In the past, typically we donate easily over \$30,000 for the past four or five years,” Watson said. “We know we’re not going to get close to that this year, but whatever we’re able to do will go right to LCOC.”

A select number of T-shirts were sold through Kaleidoscope, and Turkey Trot organizers are asking those who purchased the 2020 shirts to wear them, snap a photo, and post it on social media with the hashtag chathamturkeytrot2020. Folks can also tag the Chatham Turkey Trot in their posts (but be sure it’s the Massachusetts version and not New Jersey).

“We’re encouraging people to do that the entire week of Thanksgiving,” Watson said. “They can upload their photos and although we’re not together physically, we’ll be together virtually.”

Watson said donations have been rolling in, along with registrations.

“We’re over \$10,000 so far and we’re hoping people will continue to register and donate, anything they’re able to do for families living on the Lower Cape,” she said.

Watson gave a shoutout to her fellow committee members, including her mother, Parsons, husband Jon Watson, Susan Carroll, Jen Avery and George Avery.

“I’m lucky to spend my time with all of these people,” she said. “And we’re giving back to our community. That’s the ultimate overarching goal for all of us.”

Interested participants can register at runsignup.com/Race/MA/Chatham/ChathamTurkeyTrot, or by downloading the registration form at chathamturkeytrot.com and mailing it to Chatham Turkey Trot, PO Box 62, South Chatham, MA, 02659. Please make checks payable to Chatham Turkey Trot. Registration closes Nov. 29.

LEGAL ADVERTISING

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**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
DECEMBER 1, 2020
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_MGQ00TliMwltZDViNy00ODM1LTg4ZGYtZGU5NjI4ZGZjYjFj%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%226f0bd59a-5d7c-43f6-8f44-b941e50bef65%22%7d

**CALL IN NUMBER: 508-945-4410
CONFERENCE ID: 946 550 234#**

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: 946 550 234# 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: 20-036 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 (For proposed addition) a Historic Building or Structure Located at: 66 Happy Valley Road; filed by: David Lytle, Ryder & Wilcox, Inc., PO Box 439, So. Orleans, MA 02662; for: Peter & Mia Mann, 19 Sheffield Road, Winchester, MA 01890-3528

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
Nov. 12 and 19, 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 November 18, 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:

Steven Szafran, 177 Forest Street, Map 31, Parcel C2, SE32-2247. Replacement of old hardscape and installation of new hardscape.

Notice of Intent:

Oliver Cox, 7 Sketcheconet Way, Map 4 Parcel C1-4. Proposed pier, ramp and float in Herring River.

Steve Hassett, 46 Indian Trail, Map 34, Parcel K3-2. New Dwelling with appurtenances.

Vincent Petroni, 31 Shore Rd, Map 2, Parcel B1-7. Installation of boulder revetment to prevent erosion at the toe of the coastal bank.

The Cape Cod Chronicle
Nov. 12, 2020

www.capecodchronicle.com

The Barley Neck Restaurant



Thanksgiving Dinner

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6 lbs. Fresh Roasted Turkey
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1 Quart Maple Butternut Squash
1 Quart Peas and Mushrooms



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