



# 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 5, 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\\_YTAyZDJhNTctMTRiMC00YmMzLWJmOWltMDNkMGE3NDE1MWI3%40th read.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTAyZDJhNTctMTRiMC00YmMzLWJmOWltMDNkMGE3NDE1MWI3%40th read.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: 345 019 238#

**Application No. 20-062: Richard and Nancy Baumann, c/o Rick Roy, 123A Queen Anne Road, Harwich, MA, 02645, owner of property located at 24 Cedar Street, also shown on the Town of Chatham's Assessors' Map 14C Block 1 Lot 1.** The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition. Also proposed is the construction of a conforming garage/workshop. The existing dwelling is nonconforming in that it is located 22.5 feet from easterly abutter and 22.9 feet from the westerly abutter. The proposed addition will be nonconforming in that it will be located 24.9 feet from the easterly abutter where a 25 foot setback is required. The existing building coverage is 1,651 square feet and the proposed building coverage is 2,184 square feet where 2,850 is the maximum allowed. The lot is nonconforming in that it contains 22,300 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 Section 6 and Section V.B. of the Chatham Protective Bylaw.**

**Application No. 20-063: Panruss LLC, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, agreed vendee of property located at 57 Captain Richard Way, also shown on the Town of Chatham's Assessors' Map 10D Block 94 Lot R5.** The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the demolition of the existing dwelling and construction of a new dwelling. The proposed dwelling 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 610 square feet (4%) and the proposed building coverage is 1,288 square feet (8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,986 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Chatham Protective Bylaw.**

**Application No. 20-064: Debbie and Paul Dikan, owners of property located at 46 Bog Way, also shown on the Town of Chatham's Assessors' Map 6C Block 18 Lot 6.** The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition. The existing dwelling is nonconforming in that it is located 21.6 feet from Bog Way, 23.3 feet from Woods End Road where a 25 foot setback is required. The proposed addition will comply with road and abutter setbacks. The existing building coverage is 1,973 square feet (21.9%) and the proposed building coverage is 2,083 square feet (23.1%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 9,066 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Chatham Protective Bylaw.**

**Application No. 20-065: The Glenview Trust Company, c/o Thadd Eldredge, 1038 Main Street, Chatham, MA 02633, owner of property located at 40 Gammy's Lane, also shown on the Town of Chatham's Assessors' Map 15B Block 7 Lot 4A.** The Applicant seeks to construct elevated stairs and a catwalk as allowed by Special Permit under Section IV.A.3.a. of the Protective Bylaw. The lot contains 52,100 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. 20-066: Mark and Deborah Fortin, c/o Mark Zibrat, 63 Crowell Road, Chatham, MA 02633, owner of property located at 107 Main Street, also shown on the Town of Chatham's Assessors' Map 16B Block 78 Lot 63.** The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a second floor addition between the dwelling and garage. The proposed addition will be constructed on the same footprint, 10.7 feet of the northerly abutters setback, but due to an increase in height within the setback the grant of a Special Permit is required. The existing dwelling is nonconforming in that it is located 2.2 feet from the northerly abutter where 15 feet is required and is located 19.1 feet from the road where 25 feet is required. The building coverage will remain 3,023 square feet (25.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,700 square feet where 20,000 square feet is required in the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

**Application No. 20-067: David D. and Giselle L. DeMagistris Trust, owners of property located at 114 Seaquanset Road, also shown on the Town of Chatham's Assessors' Map 8D Block 10 Lot R8.** The Applicant proposes to install an exterior mechanical system appliance (generator) 13 feet from the westerly abutter where a 15 foot setback is required. The proposed generator will be located next to an existing A/C condenser. The lot contains 30,454 square feet in an R20 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](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  
Oct. 22 and 29, 2020

## AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING OCTOBER 26, 2020 5:00PM 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\\_MDA4NjA3Y2YtN2YxZC00MjhlWFiYjQTNjNmMmMjNGY1Yjcw%40thead.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%226f0bd59a-5d7c-43f6-8f44-b941e50bef65%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDA4NjA3Y2YtN2YxZC00MjhlWFiYjQTNjNmMmMjNGY1Yjcw%40thead.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: +1 508-945-4410  
CONFERENCE ID: 252 059 669#

**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 252 059 669# 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:** September 21, 2020 & September 28, 2020

### RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS

Bailey's Path/Eastward/Requested Release of Maintenance Bond (Cont. From 8/24/2020)

323 Orleans Road/Chatham Works, LLC/Bierwirth/Requested Release of Performance Bond and Statement of Conditions

### ENDORSEMENT OF PLANS:

119 Scatteree Road/Ryan/East-Southeast, LLC/ Proposed division of land into one (1) lot and two (2) parcels

### OTHER BUSINESS:

**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  
Oct. 22, 2020

## INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA20P1378 COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

Estate of Dorothy Frances Krantz  
Date of Death: February 5, 2020

To all persons interested in the above captioned estate, by Petition of Petitioner William W. Krantz of Chatham, MA a Will has been admitted to informal probate. William W. Krantz 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 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  
Oct. 22, 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**

## 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 October 28, 2020** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 9 AM.**

**The following applicant has filed a Request for Determination of Applicability:**

**448 Shore Road, Cynthia L Leahy:** Proposed planting of native plant material in between existing native vegetation within the buffer to the top of Coastal Bank; planting beach grass along top of bank on both sides of timber treads; addition of stone between treads at 448 Shore Road, Assessors Map 16F parcel A10.

The following applicants **have filed Notices of Intent:**

**255 Seapine Road, Kristen Bratberg, SE 10-:** Proposed patio and timber step replacement, landscaping, invasive plant management and site restoration at 255 Seapine Road, Assessors Map 12K parcel HC18.

**155 & 157 Bridge Street, Eastward Companies-applicant, Mitchell River Nominee Trust William R Enlow, Trustee- owner, SE 10-:** Proposed demolition of two existing dwellings and one swimming pool; construction of two new dwellings and two new swimming pools at 155 & 157 Bridge Street, Assessors Map 15 B parcel 1B.

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 CapeCod Chronicle  
Oct. 22, 2020

## NOTICE OF HEARING AND REQUEST FOR PUBLIC COMMENT ON PROPOSED LICENSE AGREEMENT RENEWALS WITH FREEDOM CRUISE LINE, INC., HYANNIS HARBOR TOURS, INC. ("HY-LINE CRUISES") AND SEASTREAK, LLC

The Woods Hole, Martha's Vineyard and Nantucket Steamship Authority ("the Authority") will hold a public hearing at 10:00 a.m. on Wednesday, November 4, 2020, via Zoom videoconferencing (meeting ID: 873 4195 4562) while its staff manages the meeting from the first floor meeting room at the Authority's administrative offices, located at 228 Palmer Avenue, Falmouth, Massachusetts, and a second public hearing at 9:00 a.m. on Tuesday, November 10, 2020, via Zoom videoconferencing (meeting ID: 851 3455 6877) while its staff manages the meeting from the first floor meeting room at the Authority's administrative offices, located at 228 Palmer Avenue, Falmouth, Massachusetts, regarding the following proposed license agreements:

1. a renewal of the Authority's license agreement with Freedom Cruise Line, Inc. to operate a passenger-only ferry service between Harwichport and Nantucket;
2. a renewal of the Authority's license agreement with Hyannis Harbor Tours, Inc., d/b/a Hy-Line Cruises, to operate passenger-only ferry services between Hyannis and Nantucket, between Hyannis and Martha's Vineyard (Oak Bluffs), and "inter-island" between Martha's Vineyard (Oak Bluffs) and Nantucket; and
3. an amended renewal of the Authority's license agreement with SeaStreak, LLC to operate passenger-only ferry services between New Bedford and Martha's Vineyard (Oak Bluffs), New Bedford and Nantucket and "inter-island" between Martha's Vineyard (Oak Bluffs) and Nantucket in the early spring and early fall seasons.

The public is invited to attend and be heard. The Authority also encourages the public to submit written comments regarding the proposed renewals and amended renewal. All comments must be received by the Authority's General Manager, Robert B. Davis, no later than Friday, October 30, 2020, at the following address: by email at [rdavis@steamshipauthority.com](mailto:rdavis@steamshipauthority.com) or by regular mail addressed to him c/o the Steamship Authority, 228 Palmer Avenue, Falmouth, MA 02540.

The public can view and download all of the licensed operators' current license agreements, as well as their requests for renewals, by going to the Authority's website, [www.steamshipauthority.com](http://www.steamshipauthority.com), and clicking on "About" and then on "News" to see the License Agreements category. All of those documents are also available for inspection during regular business hours at the Authority's administrative offices. For further information, you may contact the Authority's General Counsel, Terence G. Kenneally, at (508) 548-5011 ext. 301 or by email at [tkenneally@steamshipauthority.com](mailto:tkenneally@steamshipauthority.com).

The Cape Cod Chronicle  
Oct. 22, 2020