







# LEGAL ADVERTISING

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## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA MAY 4, 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/dl/launcher/launcher.html?url=%2F%23%2F%2Fmeetup-join%2F19%3Ameeting\\_MjQ1ZTU2MDAtODkyMi00ZThjLWJjZmYtNzA5NGM5ZjU5MTdm%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25224f17a68-a412-4139-a47c-97515be2b99f%2522%252c%2522Oid%2522%253a%2522fa2370df-b871-476e-9968-386c45120bcd%2522%257d%26CT%3D1617814113962%26OR%3DOutlook-Body%26CID%3DEF48C0-E2B7-4639-91AC-266CCD3C3890%26anon%3Dtrue&type=meetup-join&deeplinkId=355a6a3d-603e-4854-9acd-e05f20d7e784&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%23%2F%2Fmeetup-join%2F19%3Ameeting_MjQ1ZTU2MDAtODkyMi00ZThjLWJjZmYtNzA5NGM5ZjU5MTdm%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%25224f17a68-a412-4139-a47c-97515be2b99f%2522%252c%2522Oid%2522%253a%2522fa2370df-b871-476e-9968-386c45120bcd%2522%257d%26CT%3D1617814113962%26OR%3DOutlook-Body%26CID%3DEF48C0-E2B7-4639-91AC-266CCD3C3890%26anon%3Dtrue&type=meetup-join&deeplinkId=355a6a3d-603e-4854-9acd-e05f20d7e784&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

CALL IN NUMBER: 508-945-4410  
CONFERENCE ID: 819 119 035#

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: 819 119 035# 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: 21-010** 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: **17 Dusty Miller Lane**, filed by: Lisa Urbinati, 60 Wilson Road, Pinehurst, NC 28374

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  
April 15 and 22, 2021

## HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings no earlier than 6:30 PM on Tuesday, April 27, 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 Agenda | Harwich MA \(harwich-ma.gov\)](https://www.harwich-ma.gov/2021-Planning-Board-Meeting-Agenda). The application and plans can be accessed using the same website link posted under Planning Board Legal Notice for the meeting date or by emailing the Planning Department staff.

**PB2021-06 Wychmere Harbor Real Estate, LLC**, owner, Andrew Singer, Esq., representative has applied to amend to the Site Plan Special Permit granted in PB2020-22 to convert 8,828 SF of Player's Best natural lawn panels at the Beach Club to SynLawn plant based artificial grass, and to convert two approved panels of SynLawn, totaling 1,110 SF back to decking on the lower level. The application is pursuant to the Code of the Town of Harwich §325-55 (Site Plan Review), and Chapter 400. The property is located at 23 Snow Inn Road, Unit 12, Map 8, Parcel P2-12 in the RH-3 and R-L 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.

Duncan Berry,  
Chair

The Cape Cod Chronicle  
April 8 and 15, 2021

## HARWICH ZONING BOARD OF APPEALS PUBLIC HEARINGS WEDNESDAY, APRIL 28, 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, April 26, 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 are posted on this 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?ChannelID=1>

Zoning Board of Appeals  
Wed, Apr 28, 2021 7:00 PM - 11:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/194882725>

You can also dial in using your phone.  
United States: +1 (571) 317-3112

Access Code: 194-882-725

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/194882725>

### Case # 2021-11

Susan C. Shorten and Greg Shorten, through their agent, John Krafton have applied for a Special Permit to add a roof dormer and reconfigure interior habitable space and to change a bay window to a door on 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 **8 Port Pines Rd**, Map 7, Parcel D21-3 in the RH-1 Zoning District.

### Case # 2021-12

Wychmere Harbor Real Estate, LLC, through its agent, Attorney Andrew Singer has applied for an amendment to Special Permit granted in Case 2020-45 solely to convert 8,828 sq. ft. of approved natural lawn panels to SynLawn plant based artificial lawn in the heavily trafficked Beach Club pool area which, because it is considered impervious, will add to the pre-existing, non-conforming site coverage. 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 # 2021-13

Jonathan P. Chorey and Susan G. Chorey, Trustees, et al have applied for a Special Permit to convert their detached garage into an accessory structure with a bedroom and a bath. The application is pursuant to the Code of the Town of Harwich, §325-14(Q) as set forth in MGL Chapter 40A §6. The property is located at **153 Gorham Rd.**, Map 24, Parcel R2 in the RR Zoning District.

### Case # 2021-14

Peter P. Lattanzi, Jr. and Corey A. Lattanzi, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to demolish & replace 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 (or Chapter 40A §10). The property is located at **58 Bank St.**, Map 14, Parcel Y7 in the RH-1 Zoning District.

### Case # 2021-15

James E. O'Neil and Maura E. O'Neil, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to build additions on the southerly and westerly side of 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 (or Chapter 40A §10). The property is located at **5 Sunset Rd.**, Map 12, Parcel T4-8 in the RH-1 Zoning District.

### Case # 2021-16

Scott and Sabina Sawyer, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to demolish & replace a pre-existing, non-conforming single family dwelling and guest house. 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 (or Chapter 40A §10). The property is located at **26 Wyndemere Bluffs Rd.**, Map 6, Parcel E5-13-1 in the RH-1 Zoning District.

### Case # 2021-17

Jeffrey E. Noonan and Leslie A. Noonan, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to renovate with additions and exterior changes 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 (or Chapter 40A §10). The property is located at **30 Bay View Rd.**, Map 14, Parcel X2-A in the RL & CV Zoning Districts.

### Case # 2021-18

Shawn P. & Cynthia A. Driscoll, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to build an addition onto a pre-existing, non-conforming single family dwelling and to demolish and replace an existing detached garage. 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 (or Chapter 40A §10). The property is located at **110 Hoyt Rd.**, Map 24, Parcel R8-0 in the RR Zoning District.

### Case # 2021-19

John F. Doherty, Trustee, et al, through his agent, Thomas Moore of Thomas A. Moore Design Co. has applied for a Special Permit to build an addition onto 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 **98 Chase St.**, Map 11, Parcel S7-1 in the RL Zoning District.

In other business, the Board will address the following:

- \* Approval of minutes from the March 31, 2021 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  
April 8 and 15, 2021

**Legal Ad Deadline is  
Monday at Noon  
EXCEPT MONDAY HOLIDAYS  
when the deadline is Friday at Noon  
Please email your legal ads to:  
[barbara@capecodchronicle.com](mailto:barbara@capecodchronicle.com)**