



LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, March 25, 2021**, starting at **4:00 PM** on the following applications:

Remote participation ONLY click link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MDRmZDZmMDktNTRjZC00YjI2LWE1MDQtYmZkM2MwZTQyMmQx%40tHread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2229de26673-8d92-4405-bce0-1a71718dfdf6ef%22%7d

Call in Number: 1-508-945-4410
Conference ID: 500 989 338#

Application No. 20-024: Morris Island Nominee Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **53 Little Beach Road**, also shown on the Town of Chatham's Assessors' Map 16A Block 26 Lot H52. 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. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. The existing dwelling is nonconforming in that it is located 32.5 feet from Little Beach Road and within the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located 29.6 feet from Little Beach Road where a 40 foot setback is required and will remain within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,412 square feet and the proposed building coverage is 1,806 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 28,900 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, October 8, 2020, December 17, 2020 and January 28, 2021.**

Application No. 21-014: James and Ann Azzinaro, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **227 Vineyard Avenue**, also shown on the Town of Chatham's Assessors' Map 11C Block 11 Lot D131. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition and deck. The existing dwelling is nonconforming in that it is located entirely within the Coastal Conservancy District (Flood Plain ele. 11). The proposed addition will be nonconforming in that it will be located within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,117 square feet and the proposed building coverage is 1,616 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland and 11,090 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. 21-015: Chapin Beach Realty LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **558 Fox Hill Road**, also shown on the Town of Chatham's Assessors' Map 11M Block 6 Lot P1. The Applicant seeks a Dimensional Variance for a covered entry, located 21.8 feet from the northerly 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.**

Application No. 21-016: Chapin Beach Realty LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **558 Fox Hill Road**, also shown on the Town of Chatham's Assessors' Map 11M Block 6 Lot P1. The Applicant seeks to modify Special Permit No. 16-098 granted on March 23, 2017, which allowed for the demolition of the existing dwelling and pool and the construction of a new dwelling and pool. The Applicant now seeks to modify Special Permit No. 16-098 to allow for an increase in the nonconforming ridge height and change in building coverage. The previous dwelling was nonconforming in that it had a ridge elevation of 77.8 (35.7 feet). The replacement dwelling is nonconforming in that it has a ridge elevation of 78.1 (35.9 feet). The approved building coverage is 4,022 square feet (10%) and the proposed building coverage is 3,769 square feet (9.3%) where 10% is the maximum allowed (reviewed under Application No. 21-013). The lot contains 111,078 square feet in an 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 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

David Nixon
Chairman

The Cape Cod Chronicle
March 11 and 18, 2021

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING MARCH 22, 2021 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_ZGFmNW15NGQtdMDNmZS00N2U1LTkzNjktZjQ5NjhhOTI5ZDAw%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: 510 372 724#

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 510 372 724# 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: March 8, 2021

SITE PLAN REVIEW:
Pre-Application
221 Crowell Road/Town of Chatham DPW/Weston & Sampson Eng./Proposed replacement of existing salt shed.

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

DISCUSSION:
Airport Commission correspondence and response

LONG RANGE PLANNING:

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
March 18, 2021

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA APRIL 6, 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_NjhlMDMzYjYtZTdlMS00YTEzLWJhNjctYjZiN2E1YWQ1OGE2%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%222fa2370df-b871-476e-9968-386c45120bcd%22%7d

CALL IN NUMBER: 508-945-4410
CONFERENCE ID: 411 454 903#

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: 411 454 903# 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: 21-009 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: **1455 Old Queen Anne Road**, filed by: Shauna Rives, 23 Harvard Avenue, Unit 3, Brookline, MA 02446

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
March 18 and 25, 2021

INVITATION TO BID MOBILE BEACH FOOD CONCESSION

The Town of Chatham is accepting bids for the operation of (2) mobile food concessions at the following Town Beaches for the 2021 & 2022 beach seasons.

1. Food Concession - Harding's Beach (East and West Parking lots)
2. Mobile Ice Cream Service - A combination of Cockle Cove, Schoolhouse Pond, Forest Beach, Pleasant Street and Oyster Pond Beaches.

Specifications are available from the Town Managers office, Town Hall, 549 Main St, Chatham, MA 02633 or by email snealy@chatham-ma.gov All bids should be submitted in a sealed envelope clearly marked:

"MOBILE BEACH FOOD CONCESSION BID"

Bids will be received on or before **3:00 p m on Thursday April 15, 2021** at the Chatham Town Offices at which time and place, they will be opened and read. The Town of Chatham reserves the right to accept and/or reject any or all bids and award contracts in the best interest of the Town of Chatham.

The Cape Cod Chronicle
March 18 and 25, 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 March 24, 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:**
49 Gillis Road, Elizabeth & Spencer Kennard: Proposed construction of new deck off existing porch; removal of one tree & planting after construction at 49 Gillis Rd, Assessors Map 4C parcel CG1.

36 Sears (Pt) Road, Patrick Brogan & Patricia J Black: Proposed removal of remaining hardwood stakes and cables used as part of salt marsh restoration in 2015 at 36 Sears (Pt) Road, Assessors Map 11A parcel 10.

The following applicants **have filed Notices of Intent:**
50 Horseshoe Lane, Larry Palmerton, SE 10: Proposed Land Management and Landscaping improvements at 50 Horseshoe Lane, Assessors Map 10D parcel S7A.

517 Stony Hill Road, Kathryn Gledhill Earls & Michael Earls, SE 10-: Proposed razing of existing house; construction of new dwelling, pool, pool house; construct new septic system; implementation of land management plan at 517 Stony Hill Rd, Assessors Map 15-I parcel 21.

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-12:00 PM, Friday.

The Cape Cod Chronicle
March 18, 2021

REQUEST FOR QUALIFICATIONS (RFQ) PROFESSIONAL CONSULTING SERVICES AIRPORT PLANNING AND DEVELOPMENT PROJECTS CHATHAM MUNICIPAL AIRPORT CHATHAM, MASSACHUSETTS

The Town of Chatham's Airport Commission will receive Letters of Interest and Statement of Qualifications from qualified consultants to provide airport engineering, architectural and planning services for projects, if and when they occur, at Chatham Municipal Airport, Chatham, Massachusetts, for a five-year period.

Request for Qualifications and application forms may be obtained from:

Mr. Huntley Harrison, Chair
Chatham Airport Commission
549 Main Street
Chatham, MA 02633
Email: airportcommission@chatham-ma.gov

Submissions will be received at the above address until 2 PM on April 9, 2021

The Cape Cod Chronicle
March 18, 2021

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**HARWICH ZONING BOARD OF APPEALS PUBLIC HEARINGS
WEDNESDAY, MARCH 31, 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, March 29, 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**

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.c.30A 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.

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, Mar 31, 2021 7:00 PM - 11:00 PM (EDT)

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

<https://global.gotomeeting.com/join/208578893>

You can also dial in using your phone.
United States: +1 (872) 240-3311

Access Code: 208-578-893

New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/208578893>

Case # 2020-53 (Continued from 1.27.21)

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 # 2021-05

Phil Boire and Julia Christopher have applied for a Special Permit to build a second story bath addition at the rear 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 **21 Ocean Ave.**, Map 6B, Parcel L32 in the RH-2 Zoning District.

Case # 2021-06

Kathleen C. Reilly, through her agent, Paul Muldoon has applied for a Special Permit to construct a one-story screened porch addition 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 **2 Northern Ave**, Map 6, Parcel E6-59 in the RH-1 Zoning District.

Case # 2021-07

James F. Diverio & Regina Diverio, through their agent, George Avery have applied for a Special Permit to expand the size of the front porch 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 **14 Union St.**, Map 6B, Parcel L102 in the RH-2 Zoning District.

Case # 2021-08

Pallavi Verma, Trustee, through her agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to create finished 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 and Table 2 Area Regulations as set forth in MGL Chapter 40A §6 (or Chapter 40A §10). The property is located at **5 Flake Yard Road**, Map 7, Parcel A43 in the RH-1 Zoning District.

Case # 2021-09

Kevin M. and Nancy S. Haley, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to renovate a pre-existing, non-conforming cottage in order to add a 4th bedroom and to convert a garage to a kitchen/dining room as well as a Special Permit to replace/add to existing retaining walls. 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 **22 Quason Lane**, Map 7, Parcel B7 (aka **19 Pine Street**) in the RH-1 Zoning District.

Case # 2021-10

Anthony W. Patz, through his agent, Attorney William Crowell has applied for a change in a Variance granted by the Board as Case 2009-24 in order to add a bedroom above a pre-existing, non-conforming attached garage as well as a Variance for the existing landscape walls bordering the drive. In the alternative, the applicant requests a Special Permit. The application is pursuant to the requirements of in MGL Chapter 40A §10. The property is located at **97 Great Western Road**, Map 45, Parcel X18 in the RR Zoning District.

In other business, the Board will address the following:
* Approval of minutes from the February 24, 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. 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
Board of Appeals Recording Clerk

The Cape Cod Chronicle
March 11 and 18, 2021

**HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE**

In accordance with the provisions of MGL c.40A §5, the Harwich Planning Board will hold a public hearing on Tuesday, April 13, 2021 not earlier than 6:30 pm in the Donn B. Griffin Room, Harwich Town Hall, 732 Main Street, Harwich, 02645 to consider amendments to the Harwich Zoning Codes as shown below. The meeting will be via REMOTE PARTICIPATION ONLY. Written comments may be submitted to the Planning Board at the address provided above or email the Planning Assistant at ebanta@town.harwich.ma.us Anyone having interest in this zoning amendment 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/2021>

Article ___: To see if the Town will vote to amend the Code of the Town of Harwich – Zoning Article XXIV West Harwich Special District by adding a new §325-160 as follows:

§325-160 Design Guidelines
For the purpose of this section the Harwich Planning Board shall adopt "West Harwich Special District Site and Architectural Design Guidelines" which shall constitute rules and regulations guiding historic structures and new construction within the WHSD.

Article ___: To see if the Town will vote to amend the Code of the Town of Harwich – Zoning by amending §325-42.L by making the following changing (new text shown in **bold underline** and deleted language shown in strike-out):

Parking and loading zone setbacks for all uses except single-family, two-family and single-family with accessory apartment shall be as follows. For commercial structures, wheel stops for parking spaces perpendicular to or at an angle to a structure shall be located so as to provide a clear area of three feet between the end of a vehicle parked in the space and the nearest structure.

**Parking Setbacks¹
(feet)**

Zone	Street	Side Line	Rear
RR, RM, RL, RH-1, RH-2 and RH-3	20	10	10
CV, CH-1 and CH-2	20	10	10
IL	15	5	5
MRL and MRL-1	50	50	50
	Note 2	Note 2	Note 2

Notes:

¹ No parking area containing more than four spaces or loading area shall be located within a required front yard, except that those buildings utilizing the provisions of §325-51L (Village Commercial Overlay District) shall not locate any parking within the front yard.

²**(1) On already improved properties, the setbacks for parking shall be established at the time of the site plan review. (2) For vacant lands to be developed for any purpose (other than single-family, two-family and single-family with accessory apartment) the minimum setbacks for parking shall be 25 feet from the street and rear property line and 20 feet from the side property line.**

The full text for the proposed amendments can be found on the Planning Board Website at <http://www.harwich-ma.gov/planning-board>.

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
March 18 and 25, 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**

