



LEGAL ADVERTISING

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TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, October 14, 2021**, starting at **4:00 PM**, in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications and is being conducted in person and with remote participation via Microsoft Teams:

For remote participation click the link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWEzMy3NmEYjdjZi00NmEwLWExNzEtNGYyYTFiNDMzNTJi%40thread.v2/0?context=%7b%22id%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: 685 336 947#

Application No. 21-066: CBI Owner LLC c/o Andrew Singer, Esq., PO Box 67, Dennis Port, MA 02639, owners of property located at **346 Shore Road, 356 Shore Road, 366 Shore Road and 374 Shore Road**, also shown on the Town of Chatham's Assessors' Map 16F Block 26 Lot E4, Map 16F Block 25 Lot E5, Map 16F Block 24A Lot E6 and 16F Block 23 Lot E7. The Applicant seeks to construct an elevated stairway, landings, rinse station and install a seasonal rollout walkway in the Coastal Conservancy District. Also proposed is the construction of six plunge pools which will further alter, extend and expand a pre-existing nonconforming use (hotel). The total lot contain 5.6 acres in the R40 Zoning District. **A Special Permit is required under M.G.L Chapter 40A Sections 6 & 9 and Sections IV.A.3.a., V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.** Continued from August 26, 2021.

Application No. 21-074: Howard and Inga Walker, c/o James M. Norcross, Esq., PO Box 707, Chatham MA 02633, owners of property located at **8 Windmill Lane**, also shown on the Town of Chatham's Assessors' Map 16A Block 22 Lot H9. The Applicant seeks a Variance under Section VIII.D.2.c. from the requirements of Appendix II, to allow for the construction of a swimming pool and deck 34.4 feet from Windmill Terrace where a 40 foot setback is required and 23 feet from the westerly 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.** In the alternative to the Variance the Applicant seeks approval for the swimming pool to be located 23 feet from the westerly abutter where a 25 foot setback is required and be viewed as an extension of the existing nonconformity rather than a separate structure which is being reviewed as part of the subsequent application. Under **Application No. 21-075**, the Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing sunroom and entry stairs and the construction of a new sunroom, decks, entry stairs and a swimming pool. The existing dwelling is nonconforming in that it is located entirely within the Coastal Conservancy District (Flood Plain ele. 13) where a 50 foot setback is required, 5.2 feet from Little Beach Road, 25.8 feet from Windmill Lane and 21.6 feet from the westerly abutter. The proposed sunroom and deck will be nonconforming in that they will be located 19.4 feet from the westerly abutter where a 25 foot setback is required and 32.7 feet from Windmill Lane where a 40 foot setback is required. The entry stairs to be rebuilt will remain nonconforming at 25.8 feet from the road where a 40 foot setback is required. The building coverage will remain 978 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 9,684 square feet where 40,000 square feet is required 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.**

Application No. 21-076: Jonathan and Alicia Downs, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02633, owners of property located at **41 Locust Lane**, also shown on the Town of Chatham's Assessors' Map 15F Block 45 Lot 53. The Applicant seeks a Dimensional Variance from the requirements of Appendix II, to allow for the proposed elevated catwalk to be located 13.7 feet from the northerly abutter where a 15 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.** Under **Application No. 21-077**, The Applicant seeks to construct stairs and an elevated catwalk in the Inland Conservancy District as allowed by Special Permit under Section IV.A.3.a. of the Protective Bylaw. The lot contains 36,214 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.**

Application No. 21-078: Stephen J. and Lisa S. Knoop, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **41 Earles Way**, also shown on the Town of Chatham's Assessors' Map 12G Block 47 Lot M14. The Applicant seeks a Dimensional Variance under Section VIII.D.2.c. from the requirements of Appendix II, to allow for an enclosed porch to be located 24 feet from the westerly abutter where a 25 foot setback is required. The lot contains 17,390 square feet where 60,000 square feet is required in an R60 Zoning District. **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. 21-079: Richard and Nancy Bauman, c/o Richard Roy, 123A Queen Anne Road, Harwich MA 02645, owners of property located at **24 Cedar Street**, also shown on the Town of Chatham's Assessors' Map 14C Block 1 Lot 1. The Applicant proposes to install an Exterior Mechanical System Appliance (generator) 16.1 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 which is located 18.1 feet from the westerly abutter. The lot contains 22,300 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 or at the Town Hall Annex, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 8:00 a.m. to 12:00 p.m.

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
Sept. 30 and Oct. 7, 2021

NOTICE OF ACTIVITY AND USE LIMITATION - FORMER HANDLERS AUTO SALVAGE YARD - 397 ROUTE 28 (MAIN STREET) HARWICHPORT, MA RELEASE TRACKING NUMBER 4-28329

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. On September 27, 2021 397 Main Street LLC registered with the Land Registration Office of the Barnstable Registry District a NOTICE OF ACTIVITY AND USE LIMITATION on the disposal site, pursuant to 310 CMR 40.1070 through 40.1080. The NOTICE OF ACTIVITY AND USE LIMITATION will limit the following site activities and uses on the above property:

(i) Agricultural use, including without limitation, use of the soil at or from the Portion of the Property for growing fruits or vegetables for human consumption.

(ii) Incidental Residential uses in which residents (adults and/or children) to have direct access to soils at a depth of over three (3) feet;

(iii) Playgrounds, parks, children's schools and day care centers, unless constructed in a manner consistent with Paragraph 3 of the AUL;

(iv) Activities that cause or result in disturbance or removal of subsurface soils at a depth below three (3) feet below ground surface, except in accordance with Paragraph 3 of the AUL; and,

(v) Excavation or other activities that cause or result in disturbance and/or relocation of soils at the Portion of the Property that are inconsistent with Paragraph 1 of the AUL.

(vi) Such other activities and uses not identified in Paragraph 2 as being Activities and Uses Inconsistent with maintaining No Significant Risk Conditions.

Any person interested in obtaining additional information about the NOTICE OF ACTIVITY AND USE LIMITATION may contact David J. Crispin LSP (BSC Group Inc.) at 617-896-4451 and the disposal site file can be viewed at MassDEP website using Release Tracking Number 4-28329 at <http://public.dep.state.ma.us/SearchableSites2/Search.aspx> or at MassDEP Southeast Regional Office 20 Riverside Drive, Lakeville, MA 02347 508-946-2700

The Cape Cod Chronicle
Sept. 30, 2021

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, October 6, 2021, beginning at 4:30 PM.**

Remote participation ONLY click link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGEwYzcyZjltYWVhMj00MmFiLTgwYTktNTVhNzZlZTYzYjhi%40thread.v2/0?context=%7b%22id%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: 272 129 401#

MINUTES REVIEW:

Meeting held September 15, 2021

SIGN:

21-077 Brown James Buck Memorial Association/c/o Donald Devine -- Application to install a ground sign located at 150 George Ryder Road.

21-078 Cape Life Brand Company/c/o Jonathan Pratt -- Application to install a ground sign located at 403 Main Street.

ADDITION/ALTERATION:

21-076 Thomas Odell/c/o My Generation Energy -- Application to install solar panels to the structure located at 423 Main Street.

DEMOLITION:

21-079 Chatham Productions LLC/c/o Victoria Clark -- Application to demolish the structure (rehearsal stage) located at 776 Main Street.

ADMINISTRATIVE APPROVAL/EXEMPTION:

21-080 Russell Peterson -- Ratification of Certificate of Exemption to replace fascia boards on the structure located at 7 Pond View Avenue.

21-081 Frank Marella/c/o King Construction -- Ratification of Certificate of Administrative Approval to replace the roof on the structure located at 135 Crowell Road.

OTHER BUSINESS:

Public Comment
West Chatham Neighborhood Center proposed zoning draft, Cape Cod Commission/Town Staff presentation

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 or at the Town Hall Annex, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 8:00 a.m. to 12:00 p.m.

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
Sept. 30, 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, October 13, 2021 at 1 p.m.** The meeting will be held **remotely via Teams.**

For information on an application you may contact the Conservation Department at 508-945-5164.

The following applicant has **filed a Notice of Intent: 225 Countryside Drive, James & Lisa Shanahan, Map 6I Parcel N18.** Proposed demolition of existing garage and deck and construction of new additions and deck.

136 Bucks Creek Road, Howard Meshnick, Trustee & Lesley Roth, Trustee, Map 8B Parcel S51. Demolition of an existing dwelling within Land Subject to Coastal Storm Flowage and construction of a new dwelling within 50 feet of Land Subject to Coastal Storm Flowage.

The following applicant has **filed an Amendment to a Order of Conditions:**

110 Old Salt Works, Goodrich Chatham Realty Trust, Map 13M Parcel 8-C25. Proposed modifications to the existing picket fence are as follows: provide a 6" gap at the bottom, in lieu of vertical gaps, installation of a gate at the proposed footpath location, and to create a 4' wide access footpath to the water with a seasonal roll-out walkway through the dune.

The Cape Cod Chronicle
Sept. 30, 2021

TOWN OF CHATHAM SELECT BOARD PUBLIC HEARING NOTICE

Notice is hereby given that the Chatham Select Board will hold a public hearing on Tuesday, October 5, 2021 at 5:30 pm in the Large Meeting Room at the Town Office Annex, 261 George Ryder Road, to consider a request for a new annual entertainment license for live, amplified music for Peter J Higgins d/b/a Dogfish Taco Co., Peter J Higgins, Manager, 22 Barnhill Road, Chatham, MA 02633. All interested parties are encouraged to attend or participate in the hearing via Microsoft Teams through the link in the posted agenda.

Peter Cocolis, Chair
Sharen Davis, Vice Chair
Cory Metters, Clerk
Dean Nicastro, Select Board Member
Jeffrey S. Dykens, Select Board Member
Select Board

The Cape Cod Chronicle
Sept. 30 and Oct. 7, 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, October 6, 2021 at 6:30 p.m.**

Meeting will take place in-person in the Griffin Room at Town Hall. Remote participation will be available. 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 prior to the meeting.

The following applicants have filed a Request for Determination of Applicability
Ann Harrington, 87 Punkhorn Rd, Map 100 Parcel A6. New foundation under existing dwelling.

Kenyon Keyes, 6 Meadowbrook Ln, Map 32 Parcel X1-7. Repair of garage wall.

The following applicants have filed a Notice of Intent
Bob and Sheera Knecht, 86 Squantos Path, Map 100 Parcel G1-2. Extension of existing deck with rinse station, landscaping, kayak rack, and replacement of stairs.

George Seiler, 25 Belle Brook Rd, Map 23 Parcel X6. Demo and rebuild house, septic, and appurtenances.

William Ebben, 0 Snow Inn Rd, Map 15 Parcel N8-B. Proposed pier, ramp, float, and dredging.

David Scott Sloan, 49 Snow Inn Rd, Map 15 Parcel N2. Reconstruction of existing pier, ramp and float and dredging.

Mark and Debra Ellis, 23 Mill Rd, Map 15 Parcel U4-32. Proposed access steps, elevated walkway, and vista management.

The Cape Cod Chronicle
Sept. 30, 2021