



# 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 18, 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\\_Njk2Njg3YzQyYjY3Ni00ODdmLWFjOTctNTFlYWVkNDg5YjRl%40thre%20ad.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_Njk2Njg3YzQyYjY3Ni00ODdmLWFjOTctNTFlYWVkNDg5YjRl%40thre%20ad.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: 358 674 252#  
**Approval of Minutes** – November 4, 2021

**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. Continued from October 14, 2021.**

**Application No. 21-070: George E. Foote Trust**, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **85 Cockle Drive**, also shown on the Town of Chatham's Assessors' Map 5D Block 1 Lot SMI15. 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. The existing dwelling is nonconforming in that it is located partially within the flood plain (elevation 11) and within the 50 foot setback to the Coastal Conservancy District. The proposed dwelling will be nonconforming in that it will be located within the 50 foot setback to the Coastal Conservancy District. The existing building coverage is 1,099 square feet (16.1%) and the proposed building coverage is 1,481 square feet (21.7%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 6,838 square feet of buildable upland and 11,729 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. Continued from September 23, 2021 and October 28, 2021.**

**Application No. 21-087: Champlain Road Realty Trust**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA 02671, owner of property located at **275 Champlain Road**, also shown on the Town of Chatham's Assessors' Map 12A Block 12 Lot 2. The Applicant seeks to demolish the existing deck and beach access stairs and construct a observation platform and elevated stairway on an unimproved lot as allowed by Special Permit under footnote 3 of Appendix II of the Protective Bylaw. The lot contains 6.07 acres 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. 21-088 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 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, and entry stairs. 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, 24.1 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 23 feet from the westerly abutter where a 25 foot setback is required and 32.8 feet from Windmill Lane where a 40 foot setback is required. The entry stairs to be rebuilt will remain nonconforming at 24.1 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 9,584 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. 20-081: Katama Point LLC**, c/o Joe Giacalone, 1 Presidential Way, Suite 109, Woburn, MA 01801, owner of property located at **68 Shell Drive**, also shown on the Town of Chatham's Assessors' Map 14K Block 7 Lot W50. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the relocation of a portion of the existing dwelling and conversion into a guest quarters, and the construction of a new dwelling, garage and pool cabana and swimming pool. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. The existing dwelling is nonconforming in that it is located entirely within the Coastal Conservancy District (Flood Plain ele. 11). The proposed dwelling, guest quarters, garage and pool cabana will be nonconforming in that they will be located within the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 3,697 square feet (43.7%) and the proposed building coverage is 6,055 square feet (71.6%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 8,455 square feet of contiguous building upland where 20,000 square feet is required for a single dwelling. The lot contains 120,100 square feet 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 December 17, 2020, January 28, 2021, March 11, 2021, April 22, 2021, June 24, 2021 and October 28, 2021.**

**Other Business:**  
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.my-towngovernment.org/02633](http://www.my-towngovernment.org/02633) at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.*

David Nixon  
Chairman

The Cape Cod Chronicle  
Nov. 4 and 11, 2021

## AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING NOVEMBER 8, 2021 • 5:00PM REMOTE PARTICIPATION ONLY

**Please Note: This meeting is being recorded and will be available shortly thereafter 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\\_OTMzZGJwMDQ0tMjhiYi00NWJhLTI1ZDgtMWYzNjBkODMyNjRi%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%22fa2370df-b871-476e-9968-386c45120bcd%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OTMzZGJwMDQ0tMjhiYi00NWJhLTI1ZDgtMWYzNjBkODMyNjRi%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%22fa2370df-b871-476e-9968-386c45120bcd%22%7d)

CALL IN NUMBER: +1 508-945-4410  
CONFERENCE ID: 460 426 698#

**This meeting of the Chatham Planning Board is being conducted via remote participation in accordance with Section 20 of Chapter 20 of the Acts of 2021 and shall afford adequate, alternative means of public access via Microsoft Teams by calling the phone number: +1 508-945-4410 Conference ID 460 426 698# 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:** October 25, 2021

### **APPROVAL NOT REQUIRED:**

53 Raccoon Run & 48 Salt Marsh Way/Sampson/Mendelsohn, Trustee of Johnson Cape NT/ESE, LLC/Proposed conveyance.

### **SITE PLAN REVIEW: Pre-Application**

784 Main Street/782 Main Chatham, LLC/ESE, LLC/Proposed demolition and reconstruction of rear building. The new building is proposed to have office space and three (3) second floor apartments.

### **SUBDIVISION PLAN REVIEW: Definitive – Public Hearing**

79 Forest Beach Road/Perrault/East-Southeast, LLC/Proposed two (2) lot subdivision of land. (Cont. from 10/25/2021)

### **Chairman's Comments**

**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  
Nov. 4, 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, November 10, 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: 158 Old Field Bend, Andrew Wiley & Alison McVie-Wiley, Map 14J Parcel R60, SE 10-.** Landscape alterations & invasive management.

**85 Cockle Drive, George & Susan Foote, Map 5D-1-SMI15, SE 10-.** Demolish & rebuild a single family dwelling & mitigation plantings.

**497 Orleans Road, William Marsh, Trustee, Map 13I Parcel 7-4, SE 10-.** Decommission several inactive recovery and monitoring wells on MassDEP Mass. Contingency Plan site.

The Cape Cod Chronicle  
Nov. 4, 2021

## DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY

**Proposed Flood Hazard Determinations for the Town of Chatham, Barnstable County, Massachusetts, Case No. 21-01-1300P.** The Department of Homeland Security's Federal Emergency Management Agency (FEMA) solicits technical information or comments on proposed flood hazard determinations for the Flood Insurance Rate Map (FIRM), and where applicable, the Flood Insurance Study (FIS) report for your community. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. The FIRM and, if applicable, the FIS report have been revised to reflect these flood hazard determinations through issuance of a Letter of Map Revision (LOMR), in accordance with Title 44, Part 65 of the Code of Federal Regulations. These determinations are the basis for the floodplain management measures that your community is required to adopt or show evidence of having in effect to qualify or remain qualified for participation in the National Flood Insurance Program. For more information on the proposed flood hazard determinations and information on the statutory 90-day period provided for appeals, please visit FEMA's website at [https://www.floodmaps.fema.gov/fhm/BFE\\_Status/bfe\\_main.asp](https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp), or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

The Cape Cod Chronicle  
Nov. 4 and 11, 2021

## INFORMAL PROBATE PUBLICATION NOTICE DOCKET NO. BA21P1660EA COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT BARNSTABLE DIVISION

**Estate of Margaret Theresa Grant Also Known As:  
Margaret T. Grant a/k/a Margaret Grant  
Date of Death: March 14, 2021**

To all persons interested in the above captioned estate, by Petition of Petitioner William E. Grant of North Andover, MA a Will has been admitted to informal probate. William E. Grant of North Andover, 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 to 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  
Nov. 4, 2021

## THE COMMONWEALTH OF MASSACHUSETTS MASSACHUSETTS DEPARTMENT OF TRANSPORTATION – HIGHWAY DIVISION NOTICE OF A PUBLIC INFORMATION MEETING PROJECT FILE NO. 608020

Live Virtual Public Information Meetings will be hosted on the MassDOT website below to present an overview of the proposed Cape Cod Canal Area Transportation Improvement Program in Bourne, MA.

WHEN: **November 16 and 18, 2021, 7:00 p.m.**

PURPOSE: The purpose of these meetings is to provide the public with updates on the proposed Cape Cod Canal Area Transportation Improvement Program. The Program team will present on the Draft Purpose and Need, Draft Measures of Effectiveness Criteria, existing conditions, and next steps. There will be an opportunity for public comments and questions following the formal presentation. All views and comments submitted in response to the meeting will be reviewed and considered to the maximum extent possible.

PROPOSAL: The proposed program consists of replacement of the Bourne and Sagamore bridges, as well as improvements to the approach roadway networks to address the multimodal deficiencies within the Cape Cod Canal area.

Project inquiries, written statements and other exhibits regarding the proposed undertaking may be submitted to Carrie Lavallee, P.E., Acting Chief Engineer, via e-mail to [dot.feedback.highway@state.ma.us](mailto:dot.feedback.highway@state.ma.us) or via US Mail to Suite 6340, 10 Park Plaza, Boston, MA 02116, Attention: **Major Projects**, Project File No. **608020**. Statements and exhibits intended for inclusion in the public meeting transcript must be emailed or postmarked no later than ten (10) business days after the meeting is posted to the MassDOT website listed below.

This meeting is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (e.g interpreters in American Sign Language and languages other than English, live captioning, videos, assistive listening devices and alternate material formats), as available. For accommodation or language assistance, please contact MassDOT's Chief Diversity and Civil Rights Officer by phone (857-368-8580), TTD/TTY at (857) 266-0603, fax (857) 368-0602 or by email ([MassDOT.CivilRights@dot.state.ma.us](mailto:MassDOT.CivilRights@dot.state.ma.us)). Requests should be made as soon as possible prior to the meeting, and for more difficult to arrange services including sign-language, CART or language translation or interpretation, requests should be made at least ten business days before the meeting.

This Live Virtual Public Information Meeting or a cancellation announcement will be hosted on the internet at [www.mass.gov/mass-dot-highway-design-public-hearings](http://www.mass.gov/mass-dot-highway-design-public-hearings)

JONATHAN GULLIVER  
HIGHWAY ADMINISTRATOR  
CARRIE LAVALLEE, P.E.  
ACTING CHIEF ENGINEER

The Cape Cod Chronicle  
Nov. 4 and 11, 2021



# LEGAL ADVERTISING

Continued from Page 45

## HARWICH BOARD OF HEALTH NOTICE OF PUBLIC HEARING

The Harwich Board of Health will conduct a public hearing to rescind the "Town of Harwich Fertilizer and Nutrient Control Regulation", adopted on January 22, 2021.

The public hearing will be held on **TUESDAY, NOVEMBER 16, 2021**. The meeting begins at **6:30 p.m.** and will be held in the Donn B. Griffin Room, located at Harwich Town Hall, 732 Main Street, Harwich, MA 02645

Comments/questions before the meeting can be submitted to [health@town.harwich.ma.us](mailto:health@town.harwich.ma.us) or by calling 508-430-7509

HARWICH BOARD OF HEALTH  
Pamela Howell, R.N., Chair  
Sharon Pflieger, Vice Chair  
Ron Dowgiallo, DMD  
Matthew Antoine  
Kevin DuPont, R.N.

**In accordance with state law, this legal notice will also be available electronically at [www.masspublicnotices.org](http://www.masspublicnotices.org). The city/town is not responsible for any errors in the electronic posting of this legal notice."**

The Cape Cod Chronicle  
Oct. 28, and Nov. 4, 2021

## TOWN OF CHATHAM SELECT BOARD PUBLIC HEARING NOTICE

The Chatham Select Board will hold a public hearing at 5:30 p.m. on Tuesday, November 16, 2021 to consider a joint petition from Verizon New England Inc. and NSTAR Electric Company d/b/a Ever-source Energy to place one (1) jointly owned stub pole, 76/16S, on the southeast side of Sam Ryder Road, across the street from #115 to accommodate solar project on Middle Road.

The public is welcome to attend the meeting in-person or participate via a link in the meeting's posted agenda or by calling +1 508-945-4410, Conference ID: 134 208 476#.

All interested parties are encouraged to attend.

Peter C. Cocolis, Chair  
Shareen Davis, Vice Chair  
Cory J. Metters, Clerk  
Dean P. Nicastro, Select Board Member  
Jeffrey S. Dykens, Select Board Member  
Select Board

The Cape Cod Chronicle  
Nov. 4 and 11, 2021

## TOWN OF HARWICH INVITATION FOR BIDS BROOKS PARK LIGHTING PROJECT

Sealed bids for the Brooks Park Lighting Project for the Town of Harwich Recreation Department will be received at the Office of the Town Administrator, Town Hall, 732 Main Street, Harwich, MA 02645 until 2:00 P.M., Tuesday, November 16, 2021 at which time all bids will be publicly opened and read. Bids received after this time will be rejected. Delivery of the bids will be at the bidder's expense. Any and all damages that may occur due to packaging, shipping or timely arrival will be the sole responsibility of the bidder. All bids must be submitted in one sealed envelope clearly marked: "Bid for Brooks Park Lighting Project".

Information for bidders, bid forms, specifications and other contract documents may be examined or obtained from the Town of Harwich website at the following address: <https://www.harwich-ma.gov/home/pages/procurement>. All inquiries relative to this Invitation for Bids are to be directed to Eric Beebe, Recreation Director, at [eebebe@town.harwich.ma.us](mailto:eebebe@town.harwich.ma.us)

**A Pre-Bid Conference and Site Visit will be held at Brooks Park located at 1 Oak Street, Harwich, MA, on Thursday, November 4, 2021 at 10:00 a.m. It is encouraged for prospective bidders to have a representative in attendance.**

All bids for this project are subject to applicable public bidding laws of Massachusetts, including, but not limited to G.L. c.30, §39M.

Selection of the contractor will be based upon bidder qualifications, including evidence of past performance in similar projects, and bid price. The contract will be awarded to the bidder deemed by the awarding authority to be the lowest responsible and eligible bidder.

The Town reserves the right to waive any informalities, to accept or reject, in whole or in part any or all bids, or take whatever other action may be deemed to be in the best interest of the Town.

Joseph F. Powers  
Town Administrator

The Cape Cod Chronicle  
Oct. 28, and Nov. 4, 2021

## HARWICH ZONING BOARD OF APPEALS PUBLIC HEARINGS WEDNESDAY, NOVEMBER 17, 2021 AT 7:00 P.M. HEARING NOTICE

The Harwich Zoning Board of Appeals will hold a public hearing on **Wednesday, November 17, 2021 at 7:00PM in the Griffin Room of Town Hall, 732 Main Street, Harwich, MA** 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 November 15, 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)**

### Case # 2021-46

Scott R. Jordan, through his agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to demolish and replace a pre-existing, non-conforming single family dwelling as well as a detached 1-story wood frame building and shed. The application is pursuant to the Code of the Town of Harwich, §325- 54 and §325-Table 2 - Area Regulations as set forth in MGL Chapter 40A §6 and §10. The property is located at **22 Northern Ave.,** Map 6, Parcels E5-17 and E5-18 in the RH-1 Zoning District.

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.**

Authorized Posting Officer: Shelagh Delaney  
Board of Appeals Recording Clerk

The Cape Cod Chronicle  
Oct. 28 and Nov. 4, 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)**

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