



LEGAL ADVERTISING

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING NOVEMBER 22, 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_ZGVhMmYtMDFiMS00YjM2LTk1NzMtMDFiODkxYzZhNjg4%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: 165 235 141#

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 165 235 141# 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: November 8, 2021

SUBDIVISION PLAN REVIEW: Definitive – Public Hearing

79 Forest Beach Road/Perrault/East-Southeast, LLC/Proposed two (2) lot subdivision of land. (Cont. from 11/8/2021)

RECOMMENDATION TO ZONING BOARD:

305 Main Street/Emmerson Rev. Trust/Norcross/Proposed driveway in the Conservancy District

LONG RANGE PLANNING:

West Chatham Neighborhood Center Discussion

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. 18, 2021

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, December 2, 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_ZTlhZCj2ZTgtMmRhNS00YTEtLgYjctNDI4OTQzNmE2YTE2%40ththread.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: 614 420 139#

Approval of Minutes – November 18, 2021

Application No. 21-082: 136 Bucks Creek Realty Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **136 Bucks Creek Road**, also shown on the Town of Chatham's Assessors' Map 8B Block 57 Lot 551. 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 it is located partially within the Coastal Conservancy District (Flood Plain ele.11). The proposed dwelling will be nonconforming in that the new deck will be located within the Coastal Conservancy District and the new dwelling will be located 5 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 2,028 square feet (15.5%) and the proposed building coverage is 2,800 square feet (21.4%) where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 13,054 square feet of buildable upland where 20,000 square feet is required and contains 27,444 square feet of land area 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. 21-089: Timothy C. Emerson Revocable Trust, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **305 Main Street and 15 School Street**, also shown on the Town of Chatham's Assessors' Map 16C Block 60 Lot 33. The Applicant seeks to enlarge, extend, or change nonconforming dwellings on a nonconforming lot. The existing dwelling at 305 Main Street is nonconforming in that it is located 20.8 feet from Main Street, 12.4 feet from the westerly abutter and 7 feet from the Coastal Conservancy District (Flood Plain ele. 11). The proposed addition to the dwelling at 305 Main Street will be nonconforming in that they will be located 17.7 feet from the road where a 25 foot setback is required and installation of a new foundation will increase the building height within the required 15 foot abutters setback. The existing dwelling at 15 School Street is pre-existing nonconforming as to road

and abutter setbacks and will remain unchanged. The existing unnumbered dwelling to be demolished is nonconforming in that it is located 12.7 feet from the southerly abutter and within the Coastal Conservancy District. The proposed reconstructed dwelling will be nonconforming in that it will be located partially within the Coastal Conservancy District where a 50 foot setback is required. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. **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.**

Application No. 21-090: Kenneth L. and Tamara A. Bazzle, c/o William G. Litchfield, Esq., 330 Orleans Road, Chatham, MA 02650, owners of property located at **146 Shore Road**, also shown on the Town of Chatham's Assessors' Map 16D Block 16 Lot 41. 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 13 feet from road where a 40 foot setback is required, 0.3 feet over the property line for the northerly abutter and 11.9 feet from the southerly abutter where a 25 foot setback is required. The proposed porch and balcony addition will conform to road and abutter setback requirements. The existing building coverage is 3,059 square feet and the proposed building coverage is 3,280 square feet where 2,850 square feet is the maximum allowed. The lot is nonconforming in that it contains 21,841 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.**

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.mytown-government.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

David Nixon
Chairman

The Cape Cod Chronicle
Nov. 18 and 25, 2021

TOWN OF CHATHAM PUBLIC HEARING NOTICE

Notice is hereby given that the Chatham Select Board will hold a public hearing on Tuesday, November 30, 2021 at 5:30 pm in the large meeting room at the Town Office Annex, 261 George Ryder Road to consider an application for Change of Stock Interest to the Annual All Alcoholic Beverages License for 512 Main Street, Inc. d/b/a The Wayside Inn, 512 Main Street. All interested parties are encouraged to attend or participate through the link in the posted Select Board meeting agenda.

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

The Cape Cod Chronicle
Nov. 18 and 25, 2021

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM, Tuesday, November 30, 2021 in the Griffin Room, Town Hall, 732 Main Street, Harwich, MA 02645 to consider the following matters. Anyone is invited to attend the hearings and provide comments on the matters to the Board. Written comments may also be submitted to the Board prior to the hearings by emailing them to Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645 or by emailing them to the Planning Assistant, Elaine Banta, at ebanta@town.harwich.ma.us.

Case No. PB2021-21 Abigail Hess Roos, TR, Richard G. Hess Trust, c/o Atty. William Crowell, representative, requests approval of a 2-lot Definitive Subdivision Plan, which includes a so-called 'panhandle' lot and a corresponding request for certain waivers from the Town's rules and regulations governing the subdivision of land. The request is pursuant to the Code of the Town of Harwich Chapter 400, Article II and Chapter 325 Section 18L; and MGL c.41, §81K-GG. The subject property is 15 Bells Neck Road, West Harwich, Assessors Parcel ID 10-E2, located in the R-M Zoning District.

Case No. PB2021-22 Christopher Pepe, dba Blackbeard's Bait and Tackle, lessee/ applicant, c/o William D. Crowell, Esq., representative, requests modification to certain terms and conditions contained in the Use Special Permit/ Waiver of Site Plan Review Decision issued for Case No. PB2021-02. The request is pursuant to the Code of Town of Harwich, Chapter 325 Sections 51, 55 and 149 through 159, and Chapter 400, Article III. The subject property is 11 Route 28, West Harwich, Assessors Parcel ID 10-N3, located in the West Harwich Special (Zoning) District.

Case No. PB2021-23 Grid Projects Co., Michael Marcotte, CEO, lessee/ applicant, c/o William D. Crowell, Esq., representative, requests modification to a Site Plan Special Permit Approval Decision in Case No. PB2001-18 to allow for the installation of a 5,500+/- SF solar canopy/ carport and associated site changes. The request is pursuant to the Code of Town of Harwich, Chapter 325 Sections 55 and Chapter 400, Article III. The subject property is 254 Queen Anne Road, Assessors ID 58-K7, located in the I-L zoning district.

Documents related to the above matters are available to review on the Planning Board's webpage www.harwich-ma.gov or may be viewed, by appointment, at the Town Clerk's or the Planning Department of-fices Town Hall, 732 Main Street, Harwich, MA 02645.

Duncan Berry,
Chair

The Cape Cod Chronicle
Nov. 11 and 18, 2021

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA DECEMBER 7, 2021 10:30 AM LARGE MEETING ROOM TOWN HALL ANNEX - 261 GEORGE RYDER ROAD

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.

Pursuant to Governor Baker's June 16, 2021 signing of an Act relative to extending certain COVID-19 measures adopted during the State of Emergency including the extension of his March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A, § 20 until April 1, 2022, this meeting of the **Chatham Historical Commission** is being conducted both in person and via remote for public 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: **655 718 05#** or join the meeting online via Microsoft Teams through the link in the posted agenda.

While this is a LIVE broadcast and simulcast on Channel 18, despite our best efforts, we may not be able to provide for real-time access. We will post a record of this meeting on the Town's website as soon as possible.

CALL IN NUMBER: 508-945-4410
CONFERENCE ID: 655 718 05#

For remote participation click the link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGjHZNjOTktMW11OC00ZDgyLWFiZGUY2JiMTM0M2Y0OTk5%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

PUBLIC HEARINGS:

Application No: 21-025 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: **137 Kelley Lane**; filed by: Prestige Homes, PO Box 1586, West Chatham, MA 02669

Frank Messina,
Chair

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.

The Cape Cod Chronicle
Nov. 18 and 25, 2021

TOWN OF HARWICH BOARD OF SELECTMEN NOTICE OF PUBLIC HEARING PROPOSED FEE AMENDMENTS

The Harwich Board of Selectmen will hold a Public Hearing on November 29, 2021, no earlier than 6:30 P.M. in the Donn B. Griffin Room located at Town Hall, 732 Main Street, Harwich for the purpose of reviewing proposed fee amendments to the Harbor Management Plan, Appendix B Marine Fee Schedule, and Appendix F Shellfish Fee Schedule.

All members of the public having an interest in this topic are cordially invited to attend the public hearing and provide information and testimony relevant to this issue.

Michael D. MacAskill,
Chairman
Julie E. Kavanagh
Larry G. Ballantine
Mary E. Anderson
Donald F. Howell
Harwich Board of Selectmen

The Cape Cod Chronicle
Nov. 11 and 18, 2021

HARWICH BOARD OF HEALTH NOTICE OF PUBLIC HEARING

The Harwich Board of Health will conduct a public hearing to solicit public comment on the proposed creation of fee(s) for piggery applications. The meeting will be held on Wednesday, December 1, 2021 and will begin at 10:00 a.m. and will be held at Harwich Town Hall located at 732 Main Street, Harwich, in the Donn B. Griffin Room. Please contact the Harwich Health Department at health@town.harwich.ma.us or 508-430-7509 if you have any questions or comments.

HARWICH BOARD OF HEALTH
Pamela Howell, R.N., Chair
Sharon Pfleger, 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. The city/town is not responsible for any errors in the electronic posting of this legal notice."

The Cape Cod Chronicle
Nov. 11 and 18, 2021