

LEGAL ADVERTISING

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_ZTlhZG12ZTgtMmRhNS00YTEXLTgxYjctNDI4OTQzNmE2YTE2%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2229de26673-8d92-4405-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 that 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 I.VA.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.**

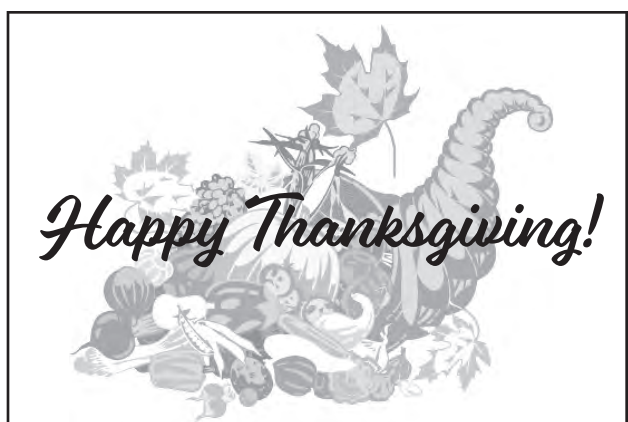
Application No. 21-090: Kenneth L. and Tamara A. Bazzle, c/o William G. Litchfield, Esq., 330 Orleans Road, Chatham, MA 02650, owners of property located at **146 Shore Road**, also shown on the Town of Chatham's Assessors' Map 16D Block 16 Lot 41. The Applicant seeks to enlarge, extend, or change a 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

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, December 1, 2021, beginning at 4:30 PM.**

Remote participation ONLY click link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZD11YWVkZTgtMzllYS00NTQ1LTlhkYjYtNzEzZDA3N2lyZmYz%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%2229de26673-8d92-4405-bce0-1a7718dfd6ef%22%7d

Call in Number: 1-508-945-4410
Conference ID: 142 368 553#

MINUTES REVIEW:
Meeting held November 17, 2021

DEMOLITION:
21-092 Kenneth Price/c/o Pine Harbor Wood Products – Application to demolish the garage located at 22 Post Office Lane.

NEW CONSTRUCTION:
21-093 Kenneth Price/c/o Pine Harbor Wood Products – Application to construct a new garage located at 22 Post Office Lane.

OTHER BUSINESS:
Commission Discussion – Review of Commissions' mission statement and goals for the district.
Public Comment

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.

Dan Sylver,
Chairman

The Cape Cod Chronicle
Nov. 25, 2021

TOWN OF HARWICH HISTORIC DISTRICT & HISTORICAL COMMISSION LEGAL NOTICE

The Historic District and Historical Commission (HDHC) will hold public hearings on the following matters Wednesday, December 15, 2021 in the Small Hearing Room, Town Hall, at 732 Main Street, Harwich, MA 02645. The public hearings will begin at 6:00 p.m. Any member of the public is invited to attend and provide information and comment relevant to this matters or may submit the same in writing.

HH2021-14: Gregory Winston and David Plunkett, owner/ applicant seek a Certificate of Appropriateness to demolish the existing residence and construct a new residence with associated improvements on the property. The subject property is 109 Parallel Street, Map 41Parcel N3-A located in the Harwich Center Historic District.

HH2021-15: Benjamin Bourne, owner/applicant proposes partial demolition of the principal residence on the property, which is over 100 years old, in order to join new building additions to the rear of the residence. The subject property is 968 Route 28, Map 34 Parcel W2.

HH2021-16: Cherie Myatt-Brazis, owner/applicant proposes complete demolition of the principal residence on the property, which is over 100 years old according to the town's Historic Property Inventory List. The subject property is 53 Freeman Street, Map 23 Parcel R1.

All documents related to the above cases may be viewed on the Commission's Agenda page under the date of the meeting and are on file with the Building Department, 732 Main Street, Harwich, MA and may be viewed during regular department business hours.

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.

Mary Maslowski,
Chairman

The Cape Cod Chronicle
Nov 25 and Dec. 2, 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_NGJhZWNjOTktMW11OC00ZDgyLWFIZGUtY2JiMTM0M2Y0OTk5%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

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

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, December 1, 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

Michael Ahearn, 17 Woodbine Rd, Map 12 Parcel X1-29. Proposed Screened Porch Addition.

The following applicants have filed a Notice of Intent

Virginia Nabors, 48 North Rd, Map 11 Parcel A1. Proposed Bulkhead and Fiber Rolls.

Michele McMahon, 10 Captain Scott Rd, Map 103 Parcel W1-19. Proposed Seasonal Dock.

Jonathan & Maureen Ellis, Bruce & Mark Catherine Ring, 0 Pleasant Ave, Map 101 Parcel P1-0. Proposed Seasonal Dock.

James Carney, 6 Saquatucket Point, Map 8 Parcel G1-9. Proposed Addition, Garage Expansion, and Septic Upgrade.

The Cape Cod Chronicle
Nov. 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