



LEGAL ADVERTISING

AGENDA TOWN OF CHATHAM PLANNING BOARD MEETING DECEMBER 13, 2021 4:00PM 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_NDlxYmNkOTHTQ1OC00NWMzLTk2YjktMzNkNzBiYjBhMjZi%40thead.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: 531 176 792#

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 531 176 792# 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 22, 2021

APPROVAL NOT REQUIRED :

36 & 77 Sears Point Road/Brogan & Black/Ford/Coastal Eng./Conveyance.

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:

202 Lime Hill Road/Buckley/Norcross/Requested Certificate of Compliance.

279 Crowell Road/Carlton/Riley/Requested Release of Covenant.

ENDORSEMENT OF PLANS:

776 Main Street & 70 Depot Road/Chatham Productions, LLC/Clark Eng./Outermost LS/Proposed five (5) lot subdivision of land.

SITE PLAN REVIEW:

Pre-Application

251 Crowell Road/Nye Real Estate Holdings, LLC/Semrad/Proposed change of use from a health club to dry storage.

5:30PM- COMMUNITY INPUT SESSION- WEST CHATHAM NEIGHBORHOOD CENTER DRAFT ZONING BYLAW

Presentation and Discussion of the draft West Chatham Neighborhood Center Zoning – Cape Cod Commission and Town Staff.

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
Dec. 9, 2021

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, December 16, 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_ODBhM-DZiZGQtNTM4Zi00NGM1LWJlYmYtZTYzZDE4Yjk2NWRh%40thead.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: 112 857 236#

Approval of Minutes – December 2, 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. Continued from November 18, 2021.**

Application No. 21-091: Goodrich Chatham Realty Trust, c/o Michael D. Ford, Esq., PO Box 485, West Harwich, MA, 02645, owner of property located at **110 Old Salt Works Road**, also shown on the Town of Chatham's Assessors' Map 13M Block 8 Lot C25. The Applicant seeks to modify Special Permit No. 20-082 granted on January 14, 2021, which allowed for an alternate location of the exterior mechanical appliances (A/C Condensers and Generator) with flood proof enclosures and the installation of fencing. The applicant now seeks to install fencing, a gate and a beach access path with seasonal roll-out walkway. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required. The property

contains 57,960 square feet 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 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
Dec. 2 and 9, 2021

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA DECEMBER 21, 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: **892 219 911#** 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: 892 219 911#

For remote participation click the link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2QxZGZlZTctNzQyYi00NTcyLWE1ZGUtMGYyMDM1Y2JjYjlm%40thead.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: 21-026 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: **101 Old Mail Road**; filed by: Ken Murphy, PO Box 43, West Chatham, MA 02669; for: Debbie and Randy Harwood, 15 River Street #301, Boston, MA 02108

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.

Frank Messina,
Chair

The Cape Cod Chronicle
Dec. 2 and 9, 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 15, 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 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.

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

The Cape Cod Chronicle
Dec. 9, 2021

HARWICH ZONING BOARD OF APPEALS PUBLIC HEARINGS WEDNESDAY, DECEMBER 29, 2021 AT 7:00 P.M. NOTICE

The Harwich Zoning Board of Appeals will hold a public hearing on **Wednesday, December 29, 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 December 27, 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

Case # 2021-47

Jeffrey J. Williams, Trustee, et al through his agent, Jeffrey Swanson has applied for a Special Permit to close and convert a front porch into a master bath in a pre-existing, non-conforming single family dwelling. 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. The property is located at **52 Pleasant Rd.,** Map 4, Parcel V1-8 in the RH-1 Zoning District.

Case # 2021-48

Kerry K. Tyrrell, Trustee of the Kerry K. Tyrrell 2019 Trust, through her agent, Michael Joliat, has applied for a Special Permit to construct a second floor addition on a pre-existing, non-conforming single-family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **4 Arbutus Ave.,** Map 18, Parcel X3-4 located in the RR Zoning District.

Case # 2021-49

Michael J. London and Emily K. Friedman, through their agent, Michael Lach of the Harwich Conservation Trust (HCT) have applied for a Dimensional Variance from lot frontage requirements in order to divide their lot into 2 and convey the northerly portion to HCT while maintaining a buildable lot to the south. The application is pursuant to MGL Chapter 40A §10. The property is located at **0 Cherokee Road,** Map 84, Parcel A3 in the Six Ponds Zoning Overlay and the RR Zoning District.

In other business, the Board will address the following:

- * Approval of minutes from the November 17, 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.

Authorized Posting Officer:
Shelagh Delaney
Board of Appeals Recording Clerk

The Cape Cod Chronicle
Dec. 9 and 16, 2021

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM, Tuesday, December 14, 2021 in the Small Hearing 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. PB2021-25 Ronald and Jill Buck, as owners, seek approval of a Use Special Permit and a Use Special Permit for Alternate Access via Fairbanks Drive pursuant to the Code of Town of Harwich §§325-51 and 325-18.K. The property is located at 30 Lower County Road, Assessors ID 3 – W2-5, in the RH-1 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 offices Town Hall, 732 Main Street, Harwich, MA 02645.

Duncan Berry,
Chair

The Cape Cod Chronicle
Dec. 2 and 9, 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, December 15, 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 applicants **have filed a Notice of Intent:**
33 Wood Carver Knoll, Russell & Theresa Golden, Map 11D Parcel 33, SE 10-. Addition to existing dwelling.
74 Harbor View Road, Bruce & Nancy Pearson, Map 8A Parcel H4, SE 10-. Construction of a garage addition and new driveway.

The Cape Cod Chronicle
Dec. 9, 2021