

LEGAL ADVERTISING

Town of Chatham, Massachusetts
OFFICE OF THE TOWN COLLECTOR/TREASURER

549 Main Street, Chatham, MA 02633

Town Collector/Treasurer

Telephone (508) 945-5108, Fax (508) 945-3550

e-mail: sdrown@chatham-ma.gov

"NOTICE OF NAMES OF PERSONS APPEARING TO BE OWNERS OF CHECKS ISSUED BY THE TOWN OF CHATHAM WHICH HAVE NOT BEEN CASHED AND ARE DEEMED ABANDONED"

Payee	Check Number	Issue Date	Amount
EDM PUBLISHERS	172362	03/02/17	Under \$100
KELLEY GREGG	173085	03/30/17	Under \$100
LONG NANCY M	173094	03/30/17	Under \$100
KIMBERLY HODGE TERRIO	173384	04/13/17	Under \$100
ROBERT BAMBER	173609	04/27/17	Under \$100
IGO BOTEZATU	173836	05/12/17	Under \$100
GILLIS 2012	174636	06/08/17	\$100 or Greater
GILLIS REVOCABLE TRUST	174638	06/08/17	\$100 or Greater
NEIL TINKER	174889	06/08/17	Under \$100
ROBERT VALLEAU	174910	06/08/17	Under \$100
RICHARD HAIGHT	175732	06/30/17	Under \$100
BORIS KRAYCHEV	176025	07/20/17	Under \$100
ALEXIS CHAREST	176816	08/31/17	Under \$100
JIM MENDONCA	176993	08/31/17	Under \$100
DANIELS RECYCLING	177216	09/14/17	\$100 or Greater
EMILY HILLIAR	178200	10/26/17	Under \$100
KIMBERLY HODGE TERRIO	178204	10/26/17	Under \$100
KIMBERLY HODGE TERRIO	178548	11/09/17	Under \$100
DIEDRAE MORONG	181773	03/29/18	Under \$100
JIM BERGSTROM	181955	04/12/18	\$100 or Greater
CAPE COD HOSPITAL	182658	05/10/18	\$100 or Greater
KIMBERLY HODGE TERRIO	183199	05/24/18	Under \$100
CAPE COD REGIONAL TECHNICAL HIGH SCHOOL	184191	07/17/18	\$100 or Greater
SUSAN ELDREDGE	184281	07/17/18	Under \$100
WATTS FAMILY	185222	08/02/18	\$100 or Greater
FUSION AUTO FINANCE LLC	185700	08/30/18	Under \$100
PARKER LOFTUS	189168	01/17/19	Under \$100
MORGAN SUSAN	189487	01/31/19	\$100 or Greater
HAILEY PHILBRICK	189913	02/15/19	Under \$100
SPENCER KENNARD	190163	02/28/19	\$100 or Greater
HAILEY PHILBRICK	190250	02/28/19	Under \$100
STEPHEN SEYMOUR	190283	02/28/19	Under \$100
VALERIE MANN	191810	05/09/19	\$100 or Greater
SAMUEL BENNISON	191993	05/24/19	Under \$100
SPENCER KENNARD	192188	05/24/19	\$100 or Greater
JAMES FITCHETT	192470	06/06/19	Under \$100
GEORGE HERZLINGER	192500	06/06/19	\$100 or Greater
MARSHALL KENNARD	192519	06/06/19	Under \$100
FLYNN DANIEL	193726	07/18/19	Under \$100
CHRIS KELLEY	193894	08/01/19	\$100 or Greater
STERLING KIM	194181	08/01/19	Under \$100
AMR AUTO HOLDINGS	300009	08/15/19	\$100 or Greater
EASTMAN SAMANTHA	300348	08/29/19	Under \$100
MA ASSOCIATION OF WOMEN IN LAW ENFORCEMENT	300472	08/29/19	\$100 or Greater
CROCKETT WILLIAM	302104	11/07/19	Under \$100
BRIANNA ROMME	302448	11/21/19	Under \$100
BRIAN FERNANDEZ	304614	02/13/20	Under \$100
TODD HEARLE	304668	02/13/20	Under \$100
TERRY STEPHEN	304843	02/13/20	Under \$100
LSI SERVICES	305110	02/27/20	Under \$100
SPENCER KENNARD	306490	05/07/20	\$100 or Greater
VALLIE CELESTIA	306922	05/21/20	Under \$100
WARD JUDITH	306945	05/21/20	Under \$100
1237 MAIN ST UNIT 11 REALTY TRUST	306969	06/04/20	Under \$100
EDWARD MCNAMARA	307192	06/04/20	Under \$100
JAMIE SELLDORFF	307270	06/04/20	Under \$100
CHATHAM ELEMENTARY	307787	06/30/20	\$100 or Greater
MA FACILITIES ADMINISTRATORS ASSN	307996	07/01/20	\$100 or Greater
JOSEPH BUCKLEY	308417	07/30/20	Under \$100
LAWRENCE STEPANIS	308659	07/30/20	Under \$100
JAKE WHITFIELD	309380	08/27/20	Under \$100
JOSEPH BUCKLEY	309498	09/10/20	\$100 or Greater
GREGORY OMELIA	309894	09/24/20	Under \$100
SUZANNE LARSEN	310552	10/22/20	\$100 or Greater
CAPTAINS HOUSE OPERATING LLC	310757	11/05/20	Under \$100
W. B. MASON	313486	02/25/21	\$100 or Greater
MARGARET DAVIS	313858	03/25/21	Under \$100
SMITH ELISE BECKET	314042	03/25/21	Under \$100
MERRILL SWEET/ Sweet Tomatoes	314048	03/25/21	Under \$100
OYSTER BAY LANE REALTY TRUST	314345	04/08/21	Under \$100
VINCENT GRENIER	314875	05/06/21	Under \$100
JOHN SCHIFFNER	315005	05/06/21	Under \$100
CHATHAM PERM FIREFIGHTERS ASSOCIATION	315377	05/27/21	\$100 or Greater
FREETHY SHIRLEY	315925	06/17/21	\$100 or Greater
GEORGE GOODSPEED JR	315931	06/17/21	\$100 or Greater
KERZEL CHASE	316219	06/30/21	Under \$100
ZIEMBA SADIE MAE	316367	06/30/21	Under \$100
ZIEMBA SADIE MAE	316368	06/30/21	Under \$100
DAVID LIKOS	316568	06/30/21	Under \$100
MIA MANN	316574	06/30/21	\$100 or Greater
BOXWOOD LTD	316729	07/22/21	Under \$100
APRUZZESE VINCENT	316747	07/28/21	Under \$100
ACTON CHERYL	316758	07/29/21	\$100 or Greater
KELSEY-KENNARD PHOTOGRAPHY	317005	07/29/21	\$100 or Greater
ST HILAIRE MAIDA	317095	07/29/21	\$100 or Greater
WILLIAM P DONAHUE ESTATE	317189	07/29/21	Under \$100
ROBERT RYDER	317217	08/10/21	Under \$100
WEBBY STEPHEN	317552	08/12/21	Under \$100
KELSEY-KENNARD PHOTOGRAPHY	317818	08/26/21	\$100 or Greater
ERIC OLSON	317858	08/26/21	Under \$100

The Cape Cod Chronicle
Feb. 17, 2022

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www.capecodchronicle.com

Community News

Lifetime Learning At Snow Library

ORLEANS – The Friends of Snow Library 2022 Winter/Spring Lifetime Learning session is scheduled to begin on Monday, Feb. 28 with 27 courses. Unless indicated otherwise, courses will be presented as a hybrid, meaning that the presenter will be in the classroom with up to 40 registered attendees while the class is simultaneously Zoomed and recorded. All courses will be Zoomed, and Zoom registration is unlimited. All courses, with the exception of the movie courses, will be recorded.

The following five courses begin during the first week of the 2022 winter/spring session:

Monday, Feb. 28 1:30 to 3 p.m., Beth Stein presents a one-class course on the art of the Wyeth Family.

Tuesday, March 1 1:30 to 3 p.m., Ian Ives, director of Mass Audubon's Long Pasture Wildlife Sanctuary in Barnstable, presents a one-class course, "Winter Birds of Cape Cod."

Tuesday, March 1 5 to 6:30 p.m., Steve and Jeff Bornemeier, present the first of four classes entitled "Novels & Ideas: Human

Nature" with a discussion of the novel "Tom Jones" by Henry Fielding. Other books to be discussed will be "Tristram Shandy" by Laurence Sterne on March 22, "The Woodlanders 1886-1887" by Thomas Hardy on March 5, and "The Transit of Venus" by Shirley Hazzard on March 26.

Wednesday, March 2 10:30 a.m. to noon, Joseph Auciello presents the first of three classes on Hemingway's masterpiece "The Sun Also Rises."

Thursday, March 3 10:30 a.m. to noon, Gordon Talley presents a one-class course "The Farm Security Administration Photo Project." During the Depression the FSA compiled the largest photographic record ever undertaken with such iconic images as "Migrant Mother" and "American Gothic." The project's intent, scope and controversies will be discussed.

Brochures and registration forms are available at Snow Library, 67 Main St., Orleans or online at www.friendsofsnowlibrary.org/lifetime-learning-program. Register by mail, online, or at the library. The suggested donation is \$10 per course. Registration is ongoing. Register at least 24 hours before the class.

COA Hosts Cold War Presentation

CHATHAM – "Could there be a coming Cold War?" Henry Quinlan asks. On Friday, Feb. 25 at 9:30 a.m. the Chatham COA presents "A Look At The Career of Vladimir Putin, Corrupt, Competent, and Environmentalist," with special guest speaker and author Quinlan. Quinlan has been involved with the

former Soviet Union and Russia since 1986 and has made more than 60 trips there. He lived in Moscow from 1990 to 1995 and witnessed the collapse of the Soviet Union. This presentation will be online via Zoom. Reservations required. Call the Chatham COA to register at 508-945-5190.

HCT Offers Birding Walks

HARWICH – Join naturalist and author Peter Trull for an immersion into the world of birds. Learn identifying field marks, listen for characteristic bird songs, discover unique adaptations, and marvel at the beauty of each species while enjoying scenic views at both conservation destinations.

All birding experience levels welcome. Each walk is \$20 per person. Or be a "frequent flyer" by joining all seven walks for \$120 and save.

Tuesday Birding Walks at the Bell's Neck Conservation Lands will take place

on the following Tuesdays from 8 to 10 a.m.: Feb. 15 and 22, and March 1, 8, 15, 22 and 29.

Thursday Birding Walks at the Robert F. Smith Cold Brook Preserve will take place on the following Thursdays from 8 to 10 a.m.: Feb. 17 and 24, and March 3, 10, 17, 24 and 31.

To register, visit harwichconservation-trust.org, hover over "Walks & Events" and click on "Bell's Neck Tuesdays (Feb.-March) Birding with Peter Trull" or "Cold Brook Thursdays (Feb.-March) Birding with Peter Trull."

Hospital Auxiliary Meets Feb. 22

The Chatham-Harwich branch of the Cape Cod Hospital Auxiliary will meet on Tuesday Feb. 22 at 10 a.m. at the Chatham Community Center. Emily Smalley, CEO of Calmer Choice, will be the speaker. Calmer Choice's mission is providing students and community organizations with the tools to reduce stress, manage emotional response, and learn self-control, by focusing on mindfulness, breathing, listening, kindness, and gratitude. A salad lunch will follow. The meeting is open to the public.

The Cape Cod Hospital Auxiliary is dedicated to raising funds for Cape Cod

Hospital. The current \$1 million pledge will help support both the radiation oncology and medical oncology floors of the Davenport-Mugar Cancer Center.

The Chatham-Harwich branch holds meetings throughout the year featuring speakers on a variety of health and well-being issues as well as several social activities. New members are always welcome. "Breakfast at Tiffany's" will be shown at the Orpheum on March 22 preceded by a light brunch. Tickets will be available soon.

For more information, call 508-945-3264.

Nauset Garden Club Wins Hearts At Latham School

BREWSTER – The Nauset Garden Club's outreach committee includes visits to Latham School in Brewster several times a year to do garden-related projects with the students. This past Friday, Feb. 11, the 24 students did a Valentine floral design.

Tina Williamson has been in charge of the committee and is committed to visiting five times a year. They visited in October and

did a pumpkin project. December's project was canceled this year due to the school not allowing visitors due to COVID. In April, the club and students will create a spring project and the June visit is usually spent planting flowers in the outside planters. In appreciation for the project, a handmade rose was given to the NGC by one of the students.



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LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, February 24, 2022**, 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_MDc0ZTFkYWQ0WZINC00MjBjLWVjODctNmE1N2lwNTNkZmRh%40thread.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: 128 652 481#

Approval of Minutes – February 10, 2022

Application No. 22-006: Casa Investments, Inc., c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **322 & 324 Bridge Street**, also shown on the Town of Chatham's Assessors' Map 16B Block 13 Lot 4A. The Applicant seeks to enlarge, extend, or change two nonconforming dwellings on a nonconforming lot via the demolition of the existing dwellings and shed and the construction of two new dwellings and a garage. The existing dwelling at 322 Bridge Street is nonconforming in that it is located 15.6 feet from the road, 24.9 feet from the westerly abutter and has a building height of 30.5 feet. The existing dwelling at 324 Bridge Street is nonconforming in that it is located 15.1 feet from the westerly abutter. The existing shed is nonconforming in that it is located 6.9 feet from the westerly abutter. The proposed dwelling at 322 Bridge Street will be nonconforming in that they will be located 15.6 feet from the road where a 40 foot setback is required, 13.4 feet from the westerly abutter where a 25 foot setback is required and have a building height of 31.6 feet where 30 feet is the maximum allowed. The proposed dwelling at 324 Bridge Street will be nonconforming in that they will be located 13.8 feet from the westerly abutter where a 25 foot setback is required. The proposed garage will be nonconforming in that it will be located 18.1 feet from the westerly abutter where a 25 foot setback is required. The lot is nonconforming in that it contains 23,724 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 Protective Bylaw.**

Application No. 22-007: Charles and Maureen Goheen, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **33 Whistler Lane**, also shown on the Town of Chatham's Assessors' Map 16J Block 30A Lot 10A. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions. The existing dwelling is nonconforming in that it is located 30.7 feet from the road and 23.3 feet from the westerly abutter. The proposed additions will be nonconforming in that it will be located 30.4 feet from the road where a 40 foot setback is required and 23.1 feet from the westerly abutter where a 25 foot setback is required. The existing building coverage is 1,391 square feet (4.2%) and the proposed building coverage is 3,115 square feet (9.5%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 32,927 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 Protective Bylaw.**

Application No. 22-008: Chatter Revocable Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **55 Sears Point Road**, also shown on the Town of Chatham's Assessors' Map 11A1 Block 8 Lot X2. The Applicant seeks to remove the existing platform and stair and install a new platform, elevated stairway and kayak rack as allowed by Special Permit under Section IV.A.3.a. of the Protective Bylaw. The lot contains 3.18 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 Protective Bylaw.**

Application No. 22-009: The Logan Family Trust, c/o Lynn Hamlyn, 690 Thousand Oaks Drive, Brewster, MA 02631, owner of property located at **88 Seagull Road**, also shown on the Town of Chatham's Assessors' Map 15A Block 6 Lot H137. The Applicant seeks to install at grade steps as allowed by Special Permit under Section IV.A.3.a. of the Protective Bylaw. The lot contains 25,227 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.**

Application No. 22-010: Chris Dittrich, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **146 Strong Island Road**, also shown on the Town of Chatham's Assessors' Map 13M Block 42 Lot C45. 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 and swimming pool. The existing dwelling is nonconforming in that it is located 36.5 feet from the road and entirely within the Coastal Conservancy District (Flood Plain ele. 11). The proposed dwelling will be nonconforming in that it will be located 36.8 feet from the road where a 40 foot setback is required and within the Coastal Conservancy District where a 50 foot setback is required. Also proposed is the installation of a fence and driveway as allowed by Special Permit under section IV.A.3.a. and IV.A.3.d. of the Protective Bylaw. The existing building coverage is 2,601 square feet and the proposed building coverage is 2,527 square feet where 2,800 square feet is the maximum allowed. The lot is nonconforming in that it contains 0 square feet of buildable upland where 20,000 square feet is required and contains 31,823 square feet of land area 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 9 and Section V.B. and 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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

David Nixon
Chairman

The Cape Cod Chronicle
Feb. 10 and 17, 2022

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA

**MARCH 1, 2022 • 10:30 AM
REMOTE PARTICIPATION ONLY**

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 via remote 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: 408 783 39# or by joining 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. 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: 408 783 39#

For remote participation click the link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTMwNjM3NzEtNzA0OS00M2VmLTg3YmMtNmMxMWZiYTM4NDIw%40tread.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. 22-001 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: **79 Cross Street**; filed by: Theodore P. Streibert, AIA, 15 Linden Tree Lane, Chatham, MA 02633; for: Ships Light Real Estate, LLC, c/o Allison Coleman, 43 Arborough Road, Roslindale, MA 02131

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.

Frank Messina,
Chair

The Cape Cod Chronicle
Feb.10 and 17, 2022

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Robert Plausky to Chase Bank USA, N.A., dated June 6, 2006 and recorded in the Barnstable County Registry of Deeds in Book 30861, Page 323 and as affected by a judgment dated August 29, 2017 and recorded with said Registry on October 30, 2017, in Book No. 30861, at Page 323 of which mortgage the undersigned is the present holder, by assignment from: Chase Bank USA, N.A. to Chase Home Finance, LLC, recorded on April 29, 2020, in Book No. 32863, at Page 224 Chase Home Finance, LLC to U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2, recorded on April 29, 2020, in Book No. 32863, at Page 225 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 PM on March 15, 2022, on the mortgaged premises located at 137 Rock Harbor Road, Unit No. 8, Rock Harbor Condominium, Orleans, Barnstable County, Massachusetts, all and singular the premises described in said mortgage, TO WIT: All that certain piece of real property situate in the Town of Orleans, County of Barnstable and State of Massachusetts, being described as follows: The unit ("Unit") known as Unit 8 of Rock Harbor Condominium (the "Condominium") created by Master Deed dated December 28, 1987, and filed on December 30, 1987, with Barnstable Registry District of Barnstable County recorded in Book 6084, Page 13. The Post Office address of the condominium is 137 Rock Harbor Road, Orleans, MA 02653. The Unit is laid out as shown on a plan filed with said Master Deed and to which is affixed a verified statement in the form provided in G.L.c. 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L.c. 183A, the Master Deed and the By-Laws filed therewith. The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed. Together with the undivided percentage interest in the common areas and facilities as set forth in the Master Deed, as same may be amended from time to time. For title reference see deed recorded at Book 14425, Page 145. For mortgagor's(s)' title see deed recorded with Barnstable County Registry of Deeds in Book 21074, Page 31. These premises will be sold and conveyed subject to and with the benefit of all rights, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. TERMS OF SALE: A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication. Other terms, if any, to be announced at the sale. U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH2 Present holder of said mortgage By its Attorneys, HARMON LAW OFFICES, P.C. 150 California St. Newton, MA 02458 (617)558-0500 2011110435

The Cape Cod Chronicle
Feb. 17, 24 and March 3, 2022

CHATHAM PLANNING BOARD LEGAL NOTICE

In accordance with the provisions of Massachusetts General Law, Chapter 40A, Section 5, the Chatham Planning Board will hold a remote public hearing on **Monday, March 7, 2022 at 5:30pm** to take public comments on the following proposed amendments to the Protective (Zoning) Bylaw:

Warrant Article__:

To amend the Town of Chatham Protective (Zoning) Bylaw Section VII.B.19 Accessory Dwelling Unit:

The warrant article would revise the existing ADU bylaw to eliminate the requirement for both the Principal Dwelling and the ADU to be occupied on a year-round basis by allowing either the ADU or the principal dwelling to be leased for a minimum of a twelve (12) consecutive months, with no subletting to occur. The second proposed revision would allow all interior ADUs to be permitted by right.

Warrant Article__:

To amend the Town of Chatham Protective (Zoning) Bylaw Section IV.B Flood Plain District:

The warrant article would revise the existing Flood Plain District bylaw to include mandatory additional requirements for administrative management of permits in the floodplain. In addition mandatory revisions to the article would include ensuring adequate drainage is provided in subdivisions in the floodplain and certain rare flood zones, minimizing flood damage in subdivisions, and requiring that Recreational Vehicles in the floodplain are either elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements, be on the site for less than 180 consecutive days, or be fully licensed and highway ready.

Warrant Article__:

To amend the Town of Chatham Protective (Zoning) Bylaw Section III.D.3.h, Accessory Buildings and Structures:

The warrant article would revise the existing Accessory Buildings and Structures bylaw language to address storage sheds which measure exactly 100 square feet. In addition, the article, would exempt storage sheds of 100 square feet or less from coverage limitations in the Bylaw.

Warrant Article__:

To amend the Town of Chatham Protective (Zoning) Bylaw by adding a new Section VII.B.20 Historic Preservation Incentives-Dimensional Requirements and to amend Appendix II Schedule of Dimensional Requirement:

This warrant article would apply to Eligible Historic Buildings, as defined in Section 158-2 of the Chatham General Bylaw, in all zoning districts. The bylaw proposed through Special Permit would allow for the waiver of building coverage requirements and the waiver of abutter setback requirements.

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. The hearing will be accessible by interested parties and the general public through the following Link which can also be found on the Town of Chatham Website: https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTFjYWQwNmMtNWVjYmMzMDZlMzIzMGQ0MmQ0ZjZkMDIjZDhi%40thread.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%226f0bd59a-5d7c-43f6-8f44-b941e50bef65%22%7d

Any person interested in or wishing to be heard on this zoning proposal should call the following teleconference number to join the hearing: Telephone Number: +1 508-945-4410
Conference ID #: 327 074 437#

The full text for the proposed Protective (Zoning) Bylaw amendment can be found on the Town Website <https://www.chatham-ma.gov/planning-board>.

Kathryn Halpern,
Chair

The Cape Cod Chronicle
Feb. 17 and 24, 2022

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, February 23, 2022 at 1 p.m.** The meeting will be held **remotely via Teams**.

The following applicants have **filed a Notice of Intent**:

20 Jericho Lane, Mark Lebovitz, Map 10B Parcel B2, SE 10- Removal of existing pier and relocation and construction of a new pier.

12 Mistover Lane, Eugene S. Brown & Newell E. Bishop Jr., Trustees, Map 17C Parcel 4-46, SE 10- Proposed sewage disposal system upgrade.

The Cape Cod Chronicle
Feb. 17, 2022

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