



# LEGAL ADVERTISING

## TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, March 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\\_NzQ2NW-FIZGQzTRkYS00YzBjLThiNDctMWJmMDYyYUwWZTji%40thread.v2/0?context=%7b%22id%22%3a%224f17a68-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_NzQ2NW-FIZGQzTRkYS00YzBjLThiNDctMWJmMDYyYUwWZTji%40thread.v2/0?context=%7b%22id%22%3a%224f17a68-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: 489 644 991#

### Approval of Minutes – March 10, 2022

**Application No. 22-015: Missy Abbey LLC**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich MA 02671, owner of property located at **103 Absegami Run**, also shown on the Town of Chatham's Assessors' Map 13E Block 23G Lot A15. The Applicant proposes to install an exterior mechanical system appliances (generator) 19 feet from the easterly abutter where a 25 foot setback is required. The proposed mechanical system appliances will be located next to the existing A/C condenser which is 23.2 feet from the easterly abutter. The lot contains 21,928 square feet 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. 22-016: Jonathan and Lisa Goldstein**, c/o Chris Childs, 537 Route 28, Harwich Port, MA 02646, owner of property located at **84 Field Street**, also shown on the Town of Chatham's Assessors' Map 14G Block 41 Lot B61. 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 24.6 feet from the road where a 40 foot setback is required. The proposed addition will comply with all bulk and dimensional requirements of the Bylaw but is considered a substantial alteration and under the Second Except Clause of Section 6 of M.G.L. Chapter 40A, such substantial alteration requires the grant of a Special Permit. The existing building coverage is 1,388 square feet (9.7%) and the proposed building coverage is 1,768 square feet (12.3%) where 15% square feet is the maximum allowed. The lot is nonconforming in that it contains 14,371 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.**

**Application No. 22-017: Evergreen Deals LLC**, c/o David Dowd, 157 Cullinane Drive, Marlborough MA, 01752, owner of property located at **1934 Main Street**, also shown on the Town of Chatham's Assessors' Map 7E Block 3A Lot S2. The Applicant seeks to modify Special Permit No. 21-020 granted on April 8, 2021, which allowed for the demolition of the two existing dwellings and the construction of two new dwelling. The Applicant now seeks to modify this Special Permit to allow for an alternate driveway curb cut. The approved building coverage will remain 3,864 square feet (6.7%) where 10% is the maximum allowed. The lot contains 57,137 square feet in the R20 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 Protective Bylaw.**

**Application No. 22-018: Wilkey Way 67 Nominee Trust**, c/o Michael D. Ford, Esq., PO Box 485, West Harwich MA, 02671, owner of property located at **67 Wilkey Way**, also shown on the Town of Chatham's Assessors' Map 17D Block 12 Lot F13. The Applicant seeks to modify Special Permit No. 19-037 granted on May 19, 2019, which allowed for the construction of addition to the existing dwelling. The Applicant now seeks to modify this Special Permit to allow for an alternate fenestration, design, and roof lines. The approved building coverage will remain 6,205 square feet (12.5%) where 10% is the maximum allowed. The lot contains 49,692 square feet of buildable upland 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 Protective Bylaw.**

**Application No. 22-019: Jacqueline Crimins**, PO Box 347, North Chatham MA 02650, owner of property located at **110 Old Mail Road**, also shown on the Town of Chatham's Assessors' Map 14I Block 25A Lot AC10. The Applicant proposes to install an exterior mechanical system appliance (generator) 5 feet from the westerly abutter where a 25 foot setback is required. The proposed mechanical system appliance will be located next to the existing A/C condensers which are 11 feet from the westerly abutter. The lot contains 10,000 square feet 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. 22-020: Town of Chatham**, c/o Weston & Sampson Engineers, Inc., 55 Walkers Brook Drive, Suite 100, Reading, MA 01867, owner of property located at **160 Mill Hill Road and 0 Mill Farm Lane**, also shown on the Town of Chatham's Assessors' Map 3H Block 1 Lot N4, Map 3H Block 1A Lot B, Map 3H Block 3D Lot 4, Map 3H Block 8 Lot ND1, Map 3H Block 3C Lot 3 and Map 3H Block 3B Lot 2. The Applicant proposes to construct a public utility building for municipal water supply improvements in an R60 zone which requires the grant of a Special Permit under Section III.C.1.c.7. The proposed structure, driveway, parking area and fencing will comply with all bulk and dimensional requirements of the bylaw. The total land area is 31.55 acres in the R60 and MC Zoning Districts. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Section III.C.1.c.7. & 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](http://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  
March 10 and 17, 2022

## TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA

APRIL 5, 2022 • 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 July 15, 2022, this meeting of the **Chatham Historical Commission** is being conducted both in person and 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: 986 701 665# 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: 986 701 665#

For remote participation click the link below:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZmZjNmMyYmMtNmUyZi00YzI3LTk2NjltYTFiZmQ4YmlyYWJl%40thread.v2/0?context=%7b%22id%22%3a%224f17a68-a412-4139-a47c-97515be2b99f%22%2c%22oid%22%3a%222fa2370df-b871-476e-9968-386c45120bcd%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmZjNmMyYmMtNmUyZi00YzI3LTk2NjltYTFiZmQ4YmlyYWJl%40thread.v2/0?context=%7b%22id%22%3a%224f17a68-a412-4139-a47c-97515be2b99f%22%2c%22oid%22%3a%222fa2370df-b871-476e-9968-386c45120bcd%22%7d)

### PUBLIC HEARINGS:

**Application No: 22-003** 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: **158 Main Street**; filed by: Mark R. Zibrat, 63 Crowell Road, Chatham, MA 02633; for: William & Susan O'Reilly, 6626 Van Winkle Drive, Falls Church, VA 22044

**Application No: 22-003** To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in a National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in a National Historic Register District. Located at: **158 Main Street**; filed by: Mark R. Zibrat, 63 Crowell Road, Chatham, MA 02633; for: William & Susan O'Reilly, 6626 Van Winkle Drive, Falls Church, VA 22044

The full agenda for this meeting will be posted at: [www.mytowngovernment.org/02633](http://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  
March 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, March 23, 2022 at 1 p.m.** The meeting will be held **remotely via Teams**.

The following have **filed a Request for Determination of Applicability:**

**328 Whidah Road, Annabelle LLC, Map 13K Parcel 11-W14, SE 10-3351.** Path to beach.

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

**86 Capri Lane, John & Tama Andres, Map 13C Parcel C13, SE10-.** Construction of a garage addition, driveway & deck expansions.

**37 Clam Shell Drive, Au Real Estate Trust, Map 16A Parcel H76, SE 10-.** Demolition of an existing dwelling & construction of a new dwelling.

**70 Queen Anne Road, Robert Duncanson, Town of Chatham Natural Resources, Map 13E Parcel 15-14, SE 10-.** Proposed pump station for the Comprehensive Wastewater Management Plan.

**4 Homestead Lane East, Keith & Linda Birkhaeuser, Map 16C Parcel 89-71, SE 10-.** Proposed repairs & changes to access stairs.

**59 Tilipi Run, 59 Tilipi Run Trust, Map 15A3 Parcel 1-N137, SE 10-.** Proposed rock revetment reconstruction & elevation extension.

**27 Tilipi Run, New Milford Realty Corp., Map 15A3 Parcel N137, SE 10-.** Proposed rock revetment reconstruction, return extension & elevation extensions.

**75 Tilipi Run, Chatham Seabreeze, LLC, Map 14A3 Parcel N131, SE 10-.** Proposed rock revetment reconstruction & elevation extension.

**19 Stoughton Lane, Joyce Jenkins, Map 6C Parcel 55-J15, SE 10-.** Raze & rebuild existing single-family dwelling w/deck.

The Cape Cod Chronicle  
March 17, 2022

## TOWN OF HARWICH ZONING BOARD OF APPEALS LEGAL NOTICE

The Harwich Zoning Board of Appeals will hold public hearings on **Wednesday, March 30, 2022, starting at 7:00 PM**, in the Town Hall Griffin Room, 732 Main Street, Harwich, MA on the following applications. Any member of the public h is invited to attend and provide comment to the Board. Written comments may be provided in advance.

Case No. **2022-14 Benjamin and Jacqueline Bourne**, c/o James M. Norcross, Esq., 156 Crowell Rd, Chatham, MA 02633, owners of the property located at 968 Route 28, Assessors' Map 34 Parcel W2. The Applicant seeks a Variance to construct a front porch addition within the required front yard setback, pursuant to the Harwich Zoning By-law §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-15 Wychmere Harbor Real Estate, LLC**, c/o Andrew L. Singer, Esq., P.O. Box 67, Dennisport, MA 02639, owner of the property located at 23 Snow Inn Road, Unit 12 – Beach Club, Assessors' Map 8, Parcel P2-12 in the RH-3 and R-L Zoning Districts. The Applicant seeks to amend a Special Permit (Decision 2020-45 as previously amended) to construct a pergola/trellis over a portion of the existing patio,, pursuant to the Harwich Zoning By-laws §325-54(A) (7) and -54(B) and MGL Chapter 40A Sections 6.

Case No. **2022-16 Cherie Myatt-Brazis**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 53 Freeman Street, Assessors' Map 23, Parcel R1. The Applicant seeks a Special Permit, or in the alternative a Variance, to raze and replace a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and -54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-17 Maureen B Clancy, Trustee**, Maureen Baxter Clancy Living Trust, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 37 Wynecemere Bluffs Road, Assessors' Map 6B, Parcel E1-38. The Applicant seeks a Special Permit, or in the alternative a Variance, for the addition or extension of a non-conforming, single family dwelling by the addition of porch pursuant to the Harwich Zoning By-laws §325-54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-18 16 Bank LLC**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 16 Bank Street, Assessors' Map 7, Parcel F2 in the RH-1 Zoning District. The Applicant seeks a Special Permit and finding, or in the alternative a Variance, to change, alter or extend a non-conforming use to divide the innkeeper's suite and create an additional rental unit, pursuant to the Harwich Zoning By-laws §325-52 and -54(B) and MGL Chapter 40A Sections 6 & 10.

Plans, site plans and all related documents to the above matters are available to review on the [Board of Appeals](http://Board of Appeals) webpage or may be viewed, by appointment, at the Town Clerk's or the Building Department offices at Town Hall, 732 Main Street, Harwich, MA 02645.

David Ryer,  
Chair

The Cape Cod Chronicle  
March 10 and 17, 2022

## HARWICH RECREATION & YOUTH COMMISSION NOTICE OF PUBLIC HEARING

### RECREATION AND YOUTH COMMISSION PUBLIC BEACH AND PARKING LOT CLOSURE TIMES POLICY MARCH 29<sup>TH</sup>, 2022 - NO EARLIER THAN 5:30 PM

The Harwich Recreation & Youth Commission will hold a Public Hearing on Tuesday, March 29<sup>th</sup>, 2022 during their regular monthly meeting. The meeting will be held in the Harwich Community Center, Room 4 located at 100 Oak Street, Harwich for the purpose of reviewing proposed changes to the Recreation and Youth Commission's Policy of Beach and Parking Lot Closure Times. All members of the public having an interest in this topic are cordially invited to attend this meeting and provide information and testimony relevant to these proposals.

Harwich Recreation & Youth Commission  
John Mahan, Chairman  
Frank Crowley, Vice Chair  
Vahan Khachadorian  
David Nixon  
Michael Hurley  
Janet Bowers  
Leah Mercurio

The Cape Cod Chronicle  
March 17, 2022

## TOWN OF CHATHAM POLICE DEPARTMENT ONLINE PUBLIC AUCTION

Pursuant to MGL Chap 135 Sec 8, the Town of Chatham Police Department announces an ongoing online public auction ([govdeals.com](http://govdeals.com)) to dispose of found and unclaimed property and evidence; including but not limited to: bicycles, clothing/jewelry, electronic equipment, tools, and sporting goods. Auction will be ongoing as items become available and begin on April 11, 2022.

Any questions please contact Sgt Sarah Harris 508-945-1213.

The Cape Cod Chronicle  
March 17, 2022