



LEGAL ADVERTISING

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, July 14, 2022**, starting at **3:00 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_MDM5M2Q3NDMtNWfKny00ODIOLWjMDYtNThjMGU1M2FjNDkx%40thread.v2/0?context=%7b%22id%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22oid%22%3a%229de26673-8d92-4405-bce0-1a7718df6ef%22%7d

Call in Number: 1-508-945-4410
Conference ID: 745 130 16#

Approval of Minutes – June 23, 2022

Application No. 21-093: Benjamin Howard Emery, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at 624 Orleans Road, also shown on the Town of Chatham's Assessors' Map 12J Block 18 Lot 10A. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure (garage) on a nonconforming lot via the construction of an addition. The existing garage is nonconforming in that it is located 11.7 feet from the northerly abutter and 12.7 feet from the westerly abutter. The proposed addition will be nonconforming in that it will be located 8.9 feet from the northerly abutter and 1 foot from the westerly abutter where a 25 foot setback is required. The existing building coverage is 2,532 square feet (16.4%) and the proposed building coverage is 2,862 square feet (18.5%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,452 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. Continued from January 13, 2022 and May 26, 2022.**

Application No. 22-051: John F. Brigden and Kathryn C. Brigden Revocable Living Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at 32 Ivy Lane, also shown on the Town of Chatham's Assessors' Map 16B Block 40 Lot 30. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of additions, a deck and installation of a new foundation. Also proposed is the construction of a conforming carriage house/garage. The existing dwelling is nonconforming in that it is located 14.3 feet from the westerly abutter. The proposed deck will be nonconforming in that it will be located 11.6 feet from the westerly abutter where a 15 foot is required. The proposed additions and carriage house/garage will comply with road and abutter setback requirements. The existing building coverage is 1,584 square feet (10.2%) and the proposed building coverage is 2,305 square feet (14.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 15,568 square feet where 20,000 square feet is required in a R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and Section V.B. of the Chatham Protective Bylaw.**

Application No. 22-052: Brian A. and Suzanne B. Doherty, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at 55 Captains Walk, also shown on the Town of Chatham's Assessors' Map 15H Block 21 Lot H6. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the demolition of the existing dwelling and shed and the construction of a new dwelling, shed, swimming pool and installation of exterior mechanical system appliances (A/C condensers). The existing dwelling is nonconforming in that it is located 19.2 feet from the southerly abutter and 19.6 feet from the northerly abutter. The existing exterior mechanical system appliance is nonconforming in that it is located 17.4 feet from the northerly abutter. The proposed dwelling will be nonconforming in that it will be located 21.7 feet from the southerly abutter and 21.5 feet from the northerly abutter where a 25 foot is required. The proposed exterior mechanical system appliance will be nonconforming in that it will be located 19.3 feet from the northerly abutter where a 25 foot setback is required. The existing building coverage is 2,323 square feet and the proposed building coverage is 2,875 square feet where 2,900 square feet is the maximum allowed. The lot is nonconforming in that it contains 23,084 square feet where 40,000 square feet is required in a R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and Section V.B. of the Chatham Protective Bylaw.**

Application No. 22-053: Thompson Berthiaume Family Realty Trust, c/o Larry Brutti, PO Box 92, Harwich Port, MA 02646, owner of property located at 200 Barcliff Avenue, also shown on the Town of Chatham's Assessors' Map 15G Block 17 Lot 20. 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 20.6 feet from the northerly abutter and 24.7 feet from the easterly abutter. The proposed addition will be nonconforming in that it will be located 23 feet from the northerly abutter where a 25 foot setback is required. The existing building coverage is 2,018 square feet (17.1%) and the proposed building coverage is 2,203 square feet (18.7%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 11,798 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. 22-054: William T. Reilly and Sheila M. Brogan, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at 830 Fox Hill Road, also shown on the Town of Chatham's Assessors' Map 12L Block 8 Lot H6. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of pergola. The existing dwelling (deck) is nonconforming in that it is located 22.7 feet from the southwesterly abutter. The proposed pergola will be nonconforming in that it will be located 22.7 feet from the southwesterly abutter where a 25 foot setback is required. The lot is nonconforming in that it contains 23,032 square feet where 40,000 square feet is required in a R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and Section V.B. of the Chatham Protective Bylaw.**

Application No. 22-055: The Mary Ellen Hewins Revocable Trust of 2018 and The Paul M. Hewins Revocable Trust of 2018, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at 32 Seapine Road, also shown on the Town of Chatham's Assessors' Map 11L Block 1 Lot HC. The Appli-

cant seeks to modify Special Permit No. 20-088 granted on February 11, 2021, which allowed for the demolition of the existing dwelling and the construction of a new dwelling and swimming pool. The Applicant now seeks to modify this Special Permit to allow for building coverage that exceeds the approval. The building coverage for the demolished dwelling was 2,905 square feet, the approved building coverage was 2,900 square feet and the proposed building coverage is 2,990 square feet where 2,900 square feet is the maximum allowed. The lot contains 57,950 square feet of land area and 23,950 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.**

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
June 30 and July 7, 2022

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA JULY 19, 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: **875 901 435#** 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: 875 901 435#

For remote participation click the link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODgyOTaxZDEtNGUwMi00MTUyLTkyOTctZjZjM2lyZmI1YWw5%40thread.v2/0?context=%7b%22id%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22oid%22%3a%229de26673-8d92-4405-bce0-1a7718df6ef%22%7d

PUBLIC HEARINGS:

Application No: 22-007 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 **Partially Demolish** a Historic Building or Structure (Main House: new foundation, reconfiguration of exterior window and door locations, relocation of the front door and construction of a portico. Barn: reconstruction of rear dormer, relocation of windows and doors, reconstruction of flat roof at rear and construction of a roof deck). Located at: **309 Stage Harbor Road**; filed by: Mike Tartamella, AIA c/o Patrick Ahearn Architect, 160 Commonwealth Avenue, Suite L3, Boston, MA 02116; for Highland Realty Trust (Jigarjian), 53 State Street, 15th Flr., Boston, MA 02109

Application No: 22-007 To be heard in accordance with the provisions of Section 12(e) of the Cape Cod Commission Regional Policy Plan regarding properties situated in an eligible National Historic Register District pursuant to an Application for Substantial Alteration to a Historic or Contributing Structure in an eligible National Historic Register District Located at: **309 Stage Harbor Road**; filed by: Mike Tartamella, AIA c/o Patrick Ahearn Architect, 160 Commonwealth Avenue, Suite L3, Boston, MA 02116; for Highland Realty Trust (Jigarjian), 53 State Street, 15th Flr., Boston, MA 02109

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
June 30 and July 7, 2022

INVITATION FOR BID DOMESTIC WATER METERS

Sealed bids for furnishing **Domestic Water Meters** will be received by the Harwich Water Department at 196 Chatham Road, Harwich Massachusetts until **9:00 am** prevailing time on **July 12, 2022**, at which time said Bids will be publicly opened and read aloud. All bids shall be submitted within a sealed envelope addressed to the "Harwich Water Department, 196 Chatham Rd., Harwich, MA 02645" and entitled "**Bid for Domestic Water Meters**".

The work under this contract includes furnishing, on an as needed basis, water meters ranging in size from 5/8" to 4" as specified in the Form for General Bid. The Town of Harwich Water Department currently services approximately 10,000 metered accounts. The Department purchases water meters throughout the fiscal year on an as-needed basis as part of the Meter Replacement Program.

Contract Documents may be examined and obtained online at <http://www.harwichwater.com/news-events/procurement.html> or at the office of the Harwich Water Department, 196 Chatham Rd., Harwich MA, 02645, (508) 432-0304 between the hours of 8:00 am and 4:30 pm.

The contract awarded under this Invitation to Bid shall be for 1 Year with the option to renew for 2 additional years. Payment terms are outlined in the Agreement for the Town of Harwich.

The Town reserves the right to waive any informalities, to accept or reject, in whole or in part any or all bids, or take whatever other action may be deemed to be in the best interest of the Town.

The Town of Harwich,

Water Superintendent:

Daniel Pelletier

Board of Water & Wastewater Commissioners:

Gary Carreiro, Chair

Allin Thompson, Vice Chair

Noreen Donahue, Clerk

Judith Underwood

John Gough

The Cape Cod Chronicle
June 30 and July 7, 2022

TOWN OF HARWICH ZONING BOARD OF APPEALS LEGAL NOTICE

The Harwich Zoning Board of Appeals will hold public hearings **on Wednesday, July 27, 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 is invited to attend and provide comment to the Board. Written comments may be provided in advance.

Case No. **2022-25 Mackenzie F. & Meredith A. Gallant, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 160 Easy St, Assessors' Map 78, Parcel A2-36-38, in the RR Zoning District.** The Applicant seeks a Special Permit, or in the alternative a Variance, to extend the porch within the setback of a pre-existing, nonconforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-26 22 Ocean Ave LLC, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at 22 Ocean Ave, Assessors' Map 6B, Parcel L10, in the RH-2 Zoning District.** The Applicant seeks a Special Permit, or in the alternative a Variance, to demolish and replace a pre-existing, nonconforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and -54 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](#) webpage or may be viewed, during business hours, 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
July 7 and 14, 2022

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, July 20, 2022, 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.

HH2022-11: Francis Wiacek Jr., owner and Richard T. Avery, Cape Cod Remodeling, LLC have filed a Notice of Intent for partial demolition of a portion of the northern side of the front unit for construction of an addition/closet. The home is over 100 years old according to the town's Historic Property Inventory List. The subject property is 232 Bank Street, Map 32 Parcel N3-A

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
July 7 and 14, 2022