



Cunha Graduates From Champlain College

BREWSTER – Shea Cunha recently graduated from Champlain College after the spring 2022 semester. Cunha was one of 587 students who completed their degree

requirements and received their diploma at this time. Cunha completed a Bachelor of Science degree in communication.

Local Residents Graduate From UMass Amherst

Local residents were among those who recently graduated from UMass Amherst with a bachelor's degree. Among the graduates were Camrie Ann Baams, Antonia June Bogioian-Mullen, Rae Gainey, Nina Valentine Jones and Eliane M.R. Pado, all of Brewster; Grace Haskell and Nich-

olas Hamilton Russell, both of Chatham; Rachel Morgan Smith of South Chatham; Andrew Evans and Liberty Rose Milan of Harwich; Andrew Declan O'Sullivan of West Harwich; and Abigail Ruth Biron, Logan McDonnell Dibble and Francesca M Galazzi, all of Orleans.

Sci Graduates From Emerson College

BREWSTER – Victoria Sci was among those who graduated from Emerson College during its 142nd Commencement at

Agganis Arena in Boston on Sunday, May 8. Sci received a BS in communication disorders.

Johnson Named To Bates College Dean's List

BREWSTER – Jack Johnson was named to the Dean's List at Bates College for the winter semester ending in April. This is a distinction earned by students whose grade point average is 3.92 or higher. Johnson,

the son of Keith R. Johnson II and Patricia O. Johnson, is a 2018 graduate of Nauset Regional High School. He is a senior at Bates majoring in neuroscience and minoring in anthropology.

Local Students Named To Champlain College Dean's List

Local residents were among those named to the Champlain College an Honors List for the spring 2022 semester. They included

Andrew Whittle and Benjamin Gifford of Harwich, Shea Cunha of Brewster and Sydney Morong of Chatham.

www.capecodchronicle.com

2022 FALL HOME IMPROVEMENT GUIDE

in The Cape Cod Chronicle

Publication Date: Sept. 15
Deadline: Wed., Aug. 31



This special supplement is for all businesses who offer services including home improvement, landscaping and seasonal work, fall clean-ups, snow removal, etc. Help our readers make their houses homes!

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LEGAL ADVERTISING

HARWICH BOARD OF HEALTH NOTICE OF PUBLIC HEARING

The Harwich Board of Health will conduct a public hearing to solicit comment on the proposed "Town of Harwich Board of Health Local Regulation to Supplement Title 5 State Environmental Code Bedroom Definition for the Purpose of Sizing a Septic System and for Building Permit Review". The meeting will be held on **Tuesday, August 16, 2022** in the Donn B. Griffin Room of the Harwich Town Offices. Town Hall is located at 732 Main Street, Harwich, MA 02645.

The meeting begins at **6:30 p.m.** Copies of proposed regulation may be obtained by emailing the Health Department (health@town.harwich.ma.us) or may be viewed at the Health Department webpage.

HARWICH BOARD OF HEALTH
 Pamela Howell, R.N.
 Sharon Pflieger, M.S.
 Ron Dowgiallo, D.M.D.
 Matthew Antoine
 Kevin DuPont, R.N.

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."

The Cape Cod Chronicle
 July 28 and Aug. 4, 2022

INVITATION FOR BIDS

The Board of Selectmen of the Town of Harwich, Massachusetts, the Awarding Authority, invites sealed bids from General Contractors for the renovations at the Brooks Academy Museum, located at 80 Parallel Street in Harwich, MA, in accordance with the documents prepared by architects the Spencer Preservation Group. Bid documents and instruction for submittals are available through www.biddocsonline.com. General bids are due by August 25, 2022 and filed sub-bids are due August 17, 2022.

All bids for this project are subject to applicable public bidding laws of Massachusetts, including G.L. c.149, §44A through 44H, as amended. Selection of the contractor will be based upon bidder qualifications, including evidence of past performance in similar projects, and bid price. The contract will be awarded to the bidder deemed by the awarding authority to be the lowest responsible and eligible bidder.

The Town of Harwich is an affirmative action/equal opportunity owner/purchaser and 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 Cape Cod Chronicle
 Aug. 4, 2022

AGENDA

**TOWN OF CHATHAM
 PLANNING BOARD MEETING
 AUGUST 8, 2022
 LARGE MEETING ROOM
 TOWN HALL ANNEX - 261 GEORGE RYDER ROAD
 5:00PM
 HYBRID MEETING**

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/j/meetup-join/19%3ameeting_ZTU3MTU3YTIhMmQ2Yy00NDRiLTk4NjMtNjQwMDNmNzRhMDUy%40thread.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: 394 160 148#

This meeting of the Chatham Planning Board is being conducted both in person and 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: 394 160 148# 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: July 25, 2022

SITE PLAN APPROVAL:
 Formal

200 Meetinghouse Road/Chatham 200 Meetinghouse RT/Ojala, Down Cape Eng., Inc/Proposed demolition of two greenhouses on the site and proposed construction of a 9600 sf self-storage warehouse – existing front retail building with one bedroom apartment on the site to remain. (Continued from 7/25/2022).

Amended

1218 Main Street/Ziruk/Welch/ ESE-LLC/Proposed change of use from Retail Market to Hair Salon & Massage. (Continued from 7/25/2022).

RECOMMENDATION TO ZONING BOARD:

37 Clam Shell Drive/Au Real RE Trust/Riley/Proposed modification of existing driveway and construction of a new driveway in a Conservancy District.

40 Gammys Lane/The Glenview Trust Co./Ford/Proposed expansion of existing driveway in a Conservancy District.

305 Main Street & 15 School Street/DCH Properties LLC/Riley/Proposed portion of the existing gravel driveway shall be removed, and a new driveway is proposed to be expanded to the north using a pervious material.

DISCUSSION:

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
 Aug. 4, 2022

Continued on Page 66

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



LEGAL ADVERTISING

Continued from Page 61

TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, August 11, 2022**, starting at **3:30 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_NzA1NDQ5ZjAtMDM0Y5S00MjdITg4NjgtY2M5ZTgwYTg0MDAy%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: 485 717 158#

Approval of Minutes – July 28, 2022

Application No. 22-048: Kianoosh Yazdanseta and Khandan Kohanloo-Yazdanseta, c/o William G. Litchfield, Esq. 330 Orleans Road, North Chatham, MA 02650, owners of property located at **16 Blueberry Lane**, also shown on the Town of Chatham's Assessors' Map 14F Block 77 Lot F4. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the partial demolition of the existing dwelling and the construction of a second floor addition. The dwelling will remain nonconforming in that it is located 23.8 feet from street. The proposed change 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 building coverage will remain 1,872 square feet (17.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,500 square feet where 20,000 square feet is required 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. Continued from June 23, 2022.**

Application No. 22-038: 1238 Main LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **1238 Main Street**, also shown on the Town of Chatham's Assessors' Map 11E Block 7 Lot 32. The Applicant proposes to incorporate a light industry and manufacturing operation (commissary bakery kitchen) within a restaurant in a General Business zone which requires the grant of a Special Permit. The lot contains 29,952 square feet in a GB3 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections III.C.4.c.16 and VIII.D.2.b. of the Protective Bylaw. Continued from June 9, 2022.**

Application No. 22-039: 1238 Main LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **1238 Main Street**, also shown on the Town of Chatham's Assessors' Map 11E Block 7 Lot 32. The Applicant proposes to establish and operate a Formula Business (Commercial Indoor Recreation Facility), which utilizes a standard array of services and logo used by ten or more other businesses worldwide. The facility will include 1,586 square feet of space in a General Business zone which requires the grant of a Special Permit. The lot contains 29,952 square feet in a GB3 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections III.C.4.c.8, III.C.4.c.28 and VIII.D.2.b. of the Protective Bylaw. Continued from June 9, 2022.**

Application No. 22-062: JCMCSC, LLC, c/o William G. Litchfield, Esq. 330 Orleans Road, North Chatham, MA 02650, owners of property located at **76 Nob Hill Road**, also shown on the Town of Chatham's Assessors' Map 13G Block 13 Lot TH3. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a second floor addition. The existing dwelling and proposed dwelling 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 building coverage will remain 1,305 square feet (11.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 10,955 square feet where 20,000 square feet is required in the R20 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. 22-063: 517 Stony Hill Road, LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **517 Stony Hill Road**, also shown on the Town of Chatham's Assessors' Map 15I Block 13 Lot 21. The Applicant seeks to modify Special Permit No. 21-022 granted on April 22, 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 3,861 square feet, the approved building coverage was 2,877 square feet and the proposed building coverage is 2,953 square feet where 2,950 square feet is the maximum allowed. The lot contains 39,011 square feet of land area and 26,200 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. 22-064: Stage Island Realty Trust, c/o William G. Litchfield, Esq. 330 Orleans Road, North Chatham, MA 02650, owners of property located at **230 Stage Island Realty Trust**, also shown on the Town of Chatham's Assessors' Map 13A1 Block 5 Lot D27. 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 22 feet from the Coastal Conservancy District and 18.2 feet from the northerly abutter. The proposed addition will be nonconforming in that it will be located 39 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,944 square feet (11.9%) and the proposed building coverage is 2,418 square feet (14.7%) where 15% is the maximum allowed. The existing nonconforming height of the dwelling will increase from 32.1 feet to 33.2 feet where 30 feet is the maximum allowed. The lot is nonconforming in that it contains 16,400 square feet of buildable upland 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. 22-065: Salt Pond LLC, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **26 Salt Pond Road**, also shown on the Town of Chatham's Assessors' Map 17J Block 9 Lot 1. The Applicant seeks to modify Special Permit No. 17-115 granted on January 25, 2018, which allowed for the construc-

tion of an addition. The Applicant now seeks to modify this Special Permit to allow for building coverage that exceeds the approval. The approved building coverage was 3,627 square feet (40.6%) and the proposed building coverage is 3,646 square feet (40.9%) where 15% is the maximum allowed. The lot contains 3.71 acres of land area and 8,924 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
July 28 and Aug. 4, 2022

TOWN OF CHATHAM HISTORICAL COMMISSION AGENDA AUGUST 16, 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 **March 31, 2023**, 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: **731 795 13#** 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: 731 795 13#

For remote participation click the link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MWUxN2MzYzEtNTI2OC00YzEzLTgwYmEtYTRmMGJiNDY4YVY3%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: 22-008 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 Located at: **79 Cross Street**; filed by: Theodore P. Streibert, AIA, 15 Linden Tree Lane, Chatham, MA 02633; for: Ships Light RE, LLC c/o Allison Coleman, 43 Arborough Road, Roslindale, MA 02131-1601

Application No: 22-009 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** a Historic Building or Structure (Boat House) Located at: **307 Bridge Street**; filed by: Muto Inc./Jasen Muto, 1621 Orleans Road, Harwich, MA 02645

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
July 28 and Aug. 4, 2022

TOWN OF CHATHAM, MASSACHUSETTS REQUEST FOR PROPOSALS (RFP) PROPERTY ACQUISITION - AFFORDABLE & ATTAINABLE HOUSING

The Town of Chatham, Massachusetts ("Town") and the Chatham Affordable Housing Trust are seeking to acquire real property, by purchase, gift, or lease (minimum term of 99 years) within the Town a parcel of land, or parcels of land, suitable for construction or an existing building suitable for renovation for use as a mix of affordable and attainable housing (30% of Area Median Income and up to 200% of Area Median Income).

The Request for Proposals (RFP) and supporting documents may be obtained via email from Shanna Nealy (snealy@chatham-ma.gov) or at the Chatham Town Offices, Town Manager's Office, 549 Main Street, Chatham, MA.

Sealed proposals will be received at the Office of the Town Manager, 549 Main Street, Chatham, MA 02633 **until 2:00 PM on August 26, 2022**. Late submittals will not be accepted. After the bid closing time, the Interested Party submittals will be opened for the sole purpose of recording the names of the Interested Parties submitting.

The Town reserves the right to reject any or all proposals if deemed in the best interest of the Town.

The Cape Cod Chronicle
July 28 and Aug. 4, 2022

THE COMMONWEALTH OF MASSACHUSETTS LAND COURT DEPARTMENT OF THE TRIAL COURT DOCKET NUMBER: 22 SM 001979 ORDER OF NOTICE

To: Charles S. Ward, Individually and as Personal Representative of the Estate of Judith C. Ward and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq): Reverse Mortgage Funding, LLC claiming to have an interest in a Mortgage covering real property in Chatham, numbered 148 Old Queen Anne Road, given by Judith C. Ward to Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B., dated February 22, 2007, and recorded in the Barnstable County Registry of Deeds in Book 21809, Page 188 and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before September 5, 2022, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, Gordon H. Piper, Chief Justice of this Court
on July 22, 2022.
Attest: Deborah J. Patterson
Recorder
21910

The Cape Cod Chronicle
Aug. 4, 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, August 10, 2022 at 1 p.m.** The meeting will be held **in person at The Annex Large Meeting Room at 261 George Ryder Road and remotely via Teams.**

The following applicants have **filed a Notice of Intent:**
229 Scatteree Road, Scatteree LLC, Map 17J Parcel 11, SE 10- Demolition of existing dwelling and construction of a new dwelling and attached garage.
305 Main Street, Timothy C. Emerson Revocable Trust, Map 16C Parcel 33, SE 10- Demolition of cottage and construction of a new cottage; Partial demolition of dwelling and construction of new addition, swimming pool and patio.
144 Chatharbor Lane, R & S Nominee Trust, Map 5B Parcel 1-10, SE 10- Proposed removal and reconstruction of a single family home and associated site improvements.
40 Gamby's Lane, The Glenview Trust Company, Trustee of the Irrevocable Grandchildren's Trust, Map 15B Parcel 7-4A, SE 10- Proposed house addition and associated sit improvements.

The Cape Cod Chronicle
Aug. 4, 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, August 17, 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.

HH2022-12: Sandra Wycoff, owner and Jeffrey Handler, applicant have filed a Notice of Intent. The applicant proposes to construct a full basement under the house. The home is over 100 years old according to the town's Assessors records. The subject property is 24 Freeman Street, Map 14, Parcel Z31-0

HH2022-13: Douglas and Linda Gorham, owners have filed a Notice of Intent. The applicant proposes certain demolition at the rear of the structure and to the breezeway on the northerly side. Additions with foundation, alternations and decking is also proposed. The home is over 100 years old according to the towns Historic Property Inventory List. The subject property is 150 Gorham Road, Map 24, Parcel P-1

HH2022-14: Sam Speakman, owner and Treavor Meyer, applicant have filed a Notice of Intent. The applicant proposes certain demolition of the two (2) rear portions of the structure and the easterly wall of the front structure. The applicant proposes construction of an attached two (2) car garage and a new addition at the rear. The home is over 100 year old according to the towns Historic Property Inventory List. The subject property is 134 Miles Street, Map 23, Parcel P3

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
Aug. 4 and 11, 2022