



Cape Tech players compete for a pass during Saturday's practice. BRAD JOYAL PHOTO

# Cape Tech Football

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will lead the offensive line, while seniors Maddox Walker and Robert Morales will do the same for the defensive line.

Junior Cole Regan is also back as a wide receiver and defensive back. He's embracing the role as an upper-classman and said it helps that the Rams have so many returners on both sides of the ball.

"It just makes it easier," said Regan, a Yarmouth resident. "After going through it last year, you know what coach is expecting. Going through the drills, it's nice being able to help out the freshmen and sophomores, especially the ones that it's their first year playing football or first year in high school."

Leonard said returning players has been a trend throughout the program.

"We're going to having 60 kids for the program which is different than where we were last year when we were struggling to get over 40," the coach said. "It's exciting

to have the numbers and exciting to have kids locked into positions. We're not shuffling kids around nonstop, so it's pretty good."

Cape Tech will face a tough test in its season opener when it hosts Monomoy at 1 p.m. Sept. 10. It'll play an 11-game season culminating with a Thanksgiving rivalry matchup against Upper Cape Tech in Harwich.

Although it's still early in the preseason, Leonard said he's been proud of his players for showing up and splitting time between work and football.

"There's a commitment to each other and a commitment to coming out and playing football," he said. "Our kids work and they're working important jobs, they're plumbing and doing HVAC and are electricians. The kids that are leaving those jobs to come to football practice, it's impressive for these 16-, 17-, and 18-year-old kids to work a full day and then come here and give it all they've got playing football."

Email Brad Joyal at [Brad@capecodchronicle.com](mailto:Brad@capecodchronicle.com).

Twitter: @BradJoyal

## LEGAL ADVERTISING

### TOWN OF CHATHAM ZONING BOARD OF APPEALS LEGAL NOTICE

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, September 8, 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\\_MjQxNzdkYmEtZWJiMy00ZjE3LWFhZGMtNWZjOTFmMzdiMDM2%40thead.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a718dfdf6ef%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjQxNzdkYmEtZWJiMy00ZjE3LWFhZGMtNWZjOTFmMzdiMDM2%40thead.v2/0?context=%7b%22Tid%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22Oid%22%3a%229de26673-8d92-4405-bce0-1a718dfdf6ef%22%7d)

Call in Number: 1-508-945-4410  
Conference ID: 920 198 137#

#### Approval of Minutes – August 25, 2022

**Application No. 22-066: Philip Garrod and Kelly Collins Garrod**, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owners of property located at **355 Old Comers Road**, also shown on the Town of Chatham's Assessors' Map 10I Block 8 Lot SW16A. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via demolition of the existing garage and the construction of a new garage and addition. The existing dwelling is nonconforming in that it is located 8.3 feet from the easterly abutter and 18.2 feet from the westerly abutter where a 25 foot setback is required. The proposed garage and 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 2,123 square feet and the proposed building coverage is 2,949 square feet where 2,950 square feet is the maximum allowed. The lot is nonconforming in that it contains 27,420 square feet where 60,000 square feet is required in the R60 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. 22-079: David P and Deborah S. Vellante**, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owners of property located at **209 Forest Beach Road**, also shown on the Town of Chatham's Assessors' Map 3B Block 28 Lot B25. The Applicant seeks to enlarge, extend, or change a conforming dwelling on a nonconforming lot via the demolition of the existing dwelling and the construction of a new dwelling. The existing and proposed dwellings 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 971 square feet (11.7%) and the proposed building coverage is 1,225 square feet (14.8%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 8,275 square feet where 60,000 square feet is required in the R60 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. 22-006: 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. Continued from February 24, 2022, April 14, 2022 and June 23, 2022. Applicant will be request-**

ing a continuance to October 13, 2022.

**Application No. 22-074: DCH Properties LLC**, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, agreed vendee of property located at **305 Main Street and 15 School Street**, also shown on the Town of Chatham's Assessors' Map 16C Block 60 Lot 33. The Applicant seeks to enlarge, extend, or change nonconforming dwellings on a nonconforming lot. The existing dwelling at 305 Main Street is nonconforming in that it is located 20.8 feet from Main Street, 12.4 feet from the westerly abutter and within the setback to the Coastal Conservancy District (Flood Plain ele. 11). The proposed addition to the dwelling at 305 Main Street will be nonconforming in that they will be located 16.4 feet from the road where a 25 foot setback is required and installation of a new foundation will increase the building height within the required 15 foot abutters setback. The existing dwelling at 15 School Street is nonconforming as to road and abutter setbacks and will remain unchanged. The existing unnumbered dwelling to be demolished is nonconforming in that it is located 12.7 feet from the southerly abutter and within the Coastal Conservancy District. The proposed reconstructed dwelling will be nonconforming in that it will be located partially within the Coastal Conservancy District where a 50 foot setback is required. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. The existing building coverage is 2,941 square feet (17.1%) and the proposed building coverage is 2,727 square feet (15.9%) where 15% is the maximum allowed. The lot is nonconforming in that it contains three dwelling units where one would be allowed and contains 17,156 square feet of buildable upland where 20,000 is required 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 Chatham 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](http://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  
Aug. 25 and Sept. 4, 2022

TOWN OF CHATHAM  
HISTORICAL COMMISSION  
AGENDA  
SEPTEMBER 6, 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: **543 806 603#** 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: 543 806 603#

For remote participation click the link below:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ODBiMGQ2MDAtNjUwMC00ODlyLTg4YmQzZWU2MjYmZkZkMGx%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODBiMGQ2MDAtNjUwMC00ODlyLTg4YmQzZWU2MjYmZkZkMGx%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: 22-010** 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: **305 Main Street**; filed by: William F. Riley, Esq., 156 Crowell Road, PO Box 707, Chatham, MA 02633; for: the Estate of Timothy C. Emerson/Timothy C. Emerson Rev. Trust, 541 Boylston Street, Brookline, MA 02445; (Agreed vendee: DCH Properties, LLC).

**Application No: 22-010** 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: **305 Main Street**; filed by: William F. Riley, Esq., 156 Crowell Road, PO Box 707, Chatham, MA 02633; for: the Estate of Timothy C. Emerson/Timothy C. Emerson Rev. Trust, 541 Boylston Street, Brookline, MA 02445; (Agreed vendee: DCH Properties, LLC).

**Application No: 22-011** 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: **180 Old Harbor Road**; filed by: Richard Avery, 27 Market Street #207, Mashpee, MA 02649; for: David & Darcy Brownell, 259 Washington Street, Sherborn, MA 01770.

**Application No: 22-012** 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: **170 Main Street**; filed by: William F. Riley, Esq., 156 Crowell Road, PO Box 707, Chatham, MA 02633; for: Daniel Ward & Catherine Ward, 14 Upland Road, Wellesley, MA 02482.

**Application No: 22-012** 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: **170 Main Street**; filed by: William F. Riley, Esq., 156 Crowell Road, PO Box 707, Chatham, MA 02633; for: Daniel Ward & Catherine Ward, 14 Upland Road, Wellesley, MA 02482.

Frank Messina, Chair

The Cape Cod Chronicle  
Aug. 18 and 25, 2022

**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.**

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](mailto:barbara@capecodchronicle.com)