



LEGAL ADVERTISING

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TOWN OF CHATHAM SELECT BOARD PUBLIC HEARING NOTICE

Notice is hereby given that the Chatham Select Board will hold a public hearing on Tuesday, November 15, 2022 at 5:30 pm in the Large Meeting Room at the Town Hall Annex, 261 George Ryder Road to consider an increase of the fee for an annual common victualler license.

All interested parties are encouraged to participate.

Jeffrey S. Dykens, Chair
Cory J. Metters, Vice Chair
Mike Schell, Clerk
Shareen Davis, Member
Dean P. Nicastro, Member
Select Board

The Cape Cod Chronicle
Nov. 3 and 10, 2022

TOWN OF HARWICH ZONING BOARD OF APPEALS LEGAL NOTICE

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

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. (Continued from 7/27/2022)

Case No. **2022-29 Jane C. Ayoub**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the properties located at **23 & 27 Soundview Rd**, Assessors' Map 26, Parcel L1-10 and Parcel L1-9, in the RM Zoning District. The Applicant seeks to amend a Variance for the equivalent exchange of 750 square feet of buildable upland be changed to 640 square feet pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-30 John Canducci**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **32 Deer Run**, Assessors' Map 35, Parcel P1-2, in the RM & CH-1 Zoning Districts. The Applicant seeks a Variance from minimum lot size requirement and frontage pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-31 William Little & Sandra Clementino Holtz**, c/o Brian J. Hall Esq., 90 Route 6A, Sandwich MA, 02653, owner of the property located at **10 Kings Rd**, Assessors' Map 42, Parcel E1-19, in the RR Zoning District. The Applicant seeks a Variance from minimum lot size requirement for an Accessory Dwelling Unit pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-32 Walter V. Maloney III & Tracey C. Maloney**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **135 Miles St**, Assessors' Map 14, Parcel J4 in the RM Zoning District. 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. **2022-33 Siceamp Inc. D.B.A The Tern Inn**, owner of the property located at **91 Chase St**, Assessors' Map 4, Parcel F1 in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to convert a pre-existing nonconforming cottage from a 3 bedroom single unit to a 2 bedroom double unit, pursuant to the Harwich Zoning By-laws §§325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-34 Jonathan & Sherri Estrellado**, c/o Walter R Warren Jr., 259 Great Western Rd Unit B, Harwich, MA 02645, owner of the property located at **20 Duke Ballem Rd**, Assessors' Map 100, Parcel Y2 in the RR Zoning District. The Applicant seeks a Special Permit to construct a screen porch on a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-35 Derrick L. & Francine R. Tallman**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **17 Louis Way**, Assessors' Map 4, Parcel M4-7 in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to construct a finished second floor onto 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. **2022-36 John & Elaine Keenan**, c/o David Riquinha, 301 Purchase St, South Easton, MA 02375, owner of the property located at **3 Terry Ln** Assessors' Map 4, Parcel M5-5 in the RH-1 Zoning District. The Applicant seeks a Special Permit to construct a finished second floor onto a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-54 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.

Brian Sullivan,
Chair

The Cape Cod Chronicle
Nov. 10 and 17, 2022

AGENDA TOWN OF CHATHAM TOWN BOARD MEETING NOVEMBER 14, 2022 LARGE MEETING ROOM TOWN HALL ANNEX - 261 GEORGE RYDER ROAD 4:00PM 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/l/meetup-join/19%3ameeting_OWRmZmYyMzgtYTY2Ni00YWFlWewMzgtZGM1MDIhZTBjZTFj%40thread.v2/0?context=%7b%22id%22%3a%224f417a68-a412-4139-a47c-97515be2b99f%22%2c%22oid%22%3a%223b671b1d-1711-48e5-b0a9-18af6cb59182%22%7d

CALL IN NUMBER: +1 508-945-4410
CONFERENCE ID: 808 989 453#

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: 808 989 453# 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.

LONG RANGE PLANNING DISCUSSION: 4:00 P.M. TO 5:30 P.M.

Review of RPZ Zoning By-Law Research; West Chatham Neighborhood Center Proposed Draft Zoning By-Law Amendment

REGULAR MEETING TO BEGIN AT: 5:45 P.M.

MINUTES: October 24, 2022

APPROVAL NOT REQUIRED:

34 Scatteree Road/34 Scatteree Road Nominee Trust/J. Thaddeus Eldredge, PLS/Proposed Conveyance

SUBDIVISION PLAN REVIEW:
Preliminary

50 Stetson Cove Lane & 75 Stetson Cove Lane Extension/Watts Realty Trust/Clark Engineering, LLC & T.S. Land Surveying, Inc./Subdividing parcels

SITE PLAN REVIEW:
Formal

365 Main Street/Town of Chatham/Coastal Engineering Co./Proposed visitor center and parking area. (Cont. from 10/24/2022)

128 Training Field/Town of Chatham/Weston & Sampson/Water Treatment Plant

Chairman's Comments:

PUBLIC COMMENT: 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. **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
Nov. 10, 2022

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than 6:30 PM, Tuesday, November 22, 2022 in the Don B. Griffin Room, Town Hall, 732 Main Street, Harwich, MA 02645 to consider the following matters. Any member of the public is invited to attend and provide comment to the Board. Written comments may also be submitted to the Board prior to the hearings by emailing them to Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645 or by emailing them to the Planning Assistant, Elaine Banta, at sdelaney@town.harwich.ma.us.

Case no. PB2022-23 Christopher W. Our, Hybrid Built Homes LLC, Janet Shea Our, Bryan Blanchard and Scott Owen Our, as owners. The applicant seeks approval of a seven (7) lot definitive subdivision plan with waivers and a panhandle lot. The application is pursuant to the Code of the Town of Harwich c.400, Article II and MGL c. 41 §81 K-GC. The property is located at Off Littlefield Pond Road - Map 77 Parcels C20 - 11 Littlefield Pond Rd. and includes Map 77 Parcel C22 - 0 Littlefield Pond Rd., a portion of Map 77 Parcel C23 - 0 Littlefield Pond Rd., Map 65 Parcels R2 - 103 Old Harwich Brewster Rd and Map 65 Parcel R3 - 105 Harwich Brewster Rd. The parcels are in the R-R & W-R zoning districts.

Documents and plans related to the application may be viewed on the [Planning Board's home page](#) and are on file with the offices of the Town Clerk's and the Planning Department at Town Hall, 732 Main Street, Harwich, MA 02645 and may be viewed during regular Town Hall hours. Email sdelaney@town.hawich.ma.us.

Duncan Berry,
Chair

The Cape Cod Chronicle
Nov. 3 and 10, 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, November 16, 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 in advance.

HH2022-20: 721 Main St, LLC, owner, has applied for a Certificate of Appropriateness to change a window to door in the Harwich Center Historic District. The subject property is 721 Main Street, Map 41, Parcel D5.

HH2022-21: Michael & Michaela Diverio, owner, through their agent, Attorney William Crowell, has filed a Notice of Intent. The project proposes full demolition to construct new single family dwelling. The structure is over 100 years old according to the Town Assessing records and is located at 68 Snow Inn Rd, Map 15, Parcel N9-2.

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
Nov. 3 and 10, 2022

HARWICH CONSERVATION COMMISSION NOTICE OF PUBLIC MEETING

The Harwich Conservation Commission will hold a public meeting in accordance with the provisions of the Wetlands Protection Act, MGL Ch. 131 §40, and its Regulations 310 CMR 10.00 and the Town of Harwich Wetlands Protection By-Law, and its Regulations, Article VII on **Wednesday, November 16, 2022** at 6:30PM.

Meeting will take place in-person in the Griffin Room at Town Hall. Remote participation will be available. The public can access the meeting via Channel 18 where it will be broadcasting live, or they can get login information to participate on the meeting agenda which will be posted on the town website prior to the meeting.

The following applicants have filed a Notice of Intent
Daniel Mento, 3 Mark Lane, Map 30 Parcel G5-3. New Dwelling.

Donald Annino, 14 Mill Point Rd, Map 1 Parcel J1-94. Proposed Pier, Ramp, Float, and Dredging.

Michael and Sheila LeBlanc, 28 Wah Wah Taysee Road, Map 6 Parcel F1-12. Remand of application for proposed elevated walkway and landing.

The Cape Cod Chronicle
Nov. 10, 2022

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