

TOWN OF CHATHAM SELECT BOARD PUBLIC HEARING NOTICE

The Chatham Select Board will hold a public hearing at 5:00 p.m. on Tuesday, August 5, 2025 in the large meeting room at the Town Office Annex, 261 George Ryder Road, Chatham, MA and remotely via Microsoft Teams platform, to consider a petition from NSTAR Electric Company d/b/a Eversource Energy to install 50 feet plus or minus 1 to 3 inches of conduit and one (1) handhole 57/HA10 for new underground service to the customer located at 161 Old Queen Anne Road.

The public is welcome to attend the meeting in-person or participate via a link in the meeting's posted agenda.

All interested parties are encouraged to participate.

Dean P. Nicastro, Chair
Jeffrey S. Dykens, Vice Chair
Stuart F.X. Smith, Clerk
Shareen Davis, Select Board Member
Cory J. Metters, Select Board Member
Select Board

The Cape Cod Chronicle
July 24 and 31, 2025

TOWN OF CHATHAM INVITATION FOR BIDS UNION CEMETERY GRAVE RESTORATIONS 980 MAIN STREET

The Town of Chatham is seeking a qualified contractor to repair, stabilize, clean and perform related site work on 127 gravestones in Union Cemetery.

The bid documents may be obtained at the Chatham Town Offices, 549 Main Street, Chatham, MA 02633, Monday through Friday, during the hours of 8:00 a.m. – 4:00 p.m. or by email request to zba@chatham-ma.gov.

Bids must be submitted in a sealed envelope and must be labeled on the outside as: Union Cemetery Grave Restorations, and must list the date and time of the proposal opening and be sent or delivered to: Town of Chatham, Attn: Jill R. Goldsmith, Town Manager, 549 Main Street, Chatham, MA 02633 no later than Wednesday, August 13, 2025 at 2:00 p.m. when submissions will be opened publicly.

The Town of Chatham reserves the right to reject any and all proposals if it is deemed in the best interest of the Town.

The Cape Cod Chronicle
July 17 and 24, 2025

TOWN OF ORLEANS ZONING BOARD OF APPEALS PUBLIC HEARING LEGAL AD – AUGUST 6, 2025

There will be a meeting of the Zoning Board of Appeals on Wednesday, August 6, 2025, at 7:00 PM in the Skaket Room.

The meeting will be a hybrid meeting that can be attended in person or via remote Zoom participation. Webinar: <https://us02web.zoom.us/j/88536524062>. By Phone: (646) 558-8656 Webinar ID: 885 3652 4062

An electronic copy (PDF) of applications have been provided by the Applicants and up-loaded to the Town website. Should the Applicants or other persons wish to display, for public viewing in real time during the hearing, documentary exhibits, correspondence and/or other visual presentations, all such materials should be submitted to: zba@town.orleans.ma.us no later than 12:00 PM Wednesday August 6, 2025. Public comment, questions or correspondence should be sent to: zba@town.orleans.ma.us

Case #2025-12: Stanley B Smith, Jr. and Elizabeth Blodgett-Smith have applied for a Special Permit as set forth in MGLA Chapter 4A Section 9 under the Orleans Zoning Bylaw Section 164-21 A. Footnote 5: Building Coverage shall not exceed 4,000 SF without the issuance of a Special Permit. The existing building coverage is 3,630 SF. The Applications propose to construct a new 624 +/- SF addition, increasing the building coverage to 4,254 SF (5.2%). The additional to the main dwelling will be (23' x 27'; 624 SF). The property is located at 12 Deacons Way Map #76, Parcel #38.

The listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Agenda items are not necessarily heard in the order listed. The Chair has discretion to hear scheduled items in any order.

The Cape Cod Chronicle
July 24 and 31, 2025

TOWN OF HARWICH PUBLIC MEETING NOTICE NON-RESIDENT TAXPAYERS MEETING AUGUST 4, 2025

The Harwich Select Board will hold the **Annual Non-Resident Taxpayers Meeting on Monday, August 4, 2025**, no earlier than 6:00 PM., during their regular meeting in the Donn B. Griffin Meeting Room, located at 732 Main Street in Harwich. All Harwich non-resident taxpayers are encouraged to attend this informational meeting, which will provide an overview of town government and provide non-resident taxpayers an opportunity to raise and discuss issues and concerns.

Harwich Select Board

The Cape Cod Chronicle
July 17 and 24, 2025

TOWN OF HARWICH ZONING BOARD OF APPEALS LEGAL NOTICE

The Harwich Zoning Board of Appeals will hold public hearings on **Wednesday, July 30, 2025, starting at 6:30 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 comments to the Board. Written comments may be provided in advance.

Case No. 2025-31, 18 Bank, LLC c/o Peter F. McAree, PO Box 1189, South Dennis, MA 02660 owner of the property located at **18 Bank St, Assessors' Map 7, Parcel F16**, in the RH-1 Zoning District. The Applicant seeks a Special Permit from \$325-54 (A) (1)(b)[1] & \$325-54 A(2)(b) "non-conforming structures and uses", and \$325 – Attachment 2, Table 2, Area Regulations, to construct an addition and enclose a screened-in porch on a pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws \$325-54 and MGL Chapter 40A Section 6.

Case No. 2025-32, Sean and Linda Dolan, c/o Kevin M. Boyar, PO Box 21, West Barnstable, MA 02668, owners of the property located at **6 Port Pines Rd, Assessors' Map 7, Parcel 2-0** in the RH-1 Zoning District. The Applicant seeks a Special Permit from \$325-54 A (4) & (5) "non-conforming structures and uses", \$325 – Attachment 2, Table 2, Area Regulations, and \$325-Attachment 3, Table 3, Height and Bulk Regulations, to construct an addition on a pre-existing non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws \$325-54 and MGL Chapter 40A Section 6.

Case No. 2025-33, Steven and Lauren McCabe, c/o William Crowell Esq. & Michael Donovan Esq., 466 Main Street, PO. Box 185, Harwich Port, MA 02646, owner of the property located at **11 Nons Rd, Assessors' Map 6, Parcel C1-10**, in the RL Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from \$325-54(A) (1) & (2) "non-conforming structures and Uses", and \$325 – Attachment 2, Table 2, Area Regulations, and \$325 – Attachment 3, Table 3, Height and Bulk Regulations to construct two additions on a pre-existing, non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws \$325-52 & 54 and MGL Chapter 40A Sections 6 & 10.

Case No. 2025-34, Mark and Julie Hogan, c/o William Crowell Esq. & Michael Donovan Esq., 466 Main Street, PO. Box 185, Harwich Port, MA 02646, owner of the property located at **25 Wah Wah Tayssee Rd, Assessors' Map 6, Parcel F2-11**, in the RH-1 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from \$325-54(A) (1) & (2) "non-conforming structures and Uses", and \$325 – Attachment 2, Table 2, Area Regulations, to construct two shed dormers and an addition on a pre-existing, non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws \$325-52 & 54 and MGL Chapter 40A Sections 6 & 10.

Case No. 2025-35, Robert M. Cohn & Marcia J. Caissey, c/o William Crowell Esq. & Michael Donovan Esq., 466 Main Street, PO. Box 185, Harwich Port, MA 02646, owner of the property located at **29 Pleasant St, Assessors' Map 14, Parcel F1-0**, in the RM Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from \$325-54(A) (1) "non-conforming structures and Uses", and \$325 – Attachment 2, Table 2, Area Regulations, to construct an addition on a pre-existing, non-conforming single-family dwelling, pursuant to the Harwich Zoning By-laws \$325-52 & 54 and MGL Chapter 40A Sections 6 & 10.

Case No. 2025-36, Michael Rasnick, Trustee of Herbert Rasnick 2012 Irrevocable Trust, c/o William Crowell Esq. & Michael Donovan Esq., 466 Main Street, PO. Box 185, Harwich Port, MA 02646, owner of the property located at **8 Cranberry Way, Assessors' Map 16, Parcel W4-9**, in the RM Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from \$325-54(A) "non-conforming structures and Uses", \$325-14(T) – Single Family Dwelling with Accessory Apartment, and \$325 - Attachment 3, Table 3, Height and Bulk Regulations to construct a 2-car garage with a second story ADU, pursuant to the Harwich Zoning By-laws \$325-52 & 54 and MGL Chapter 40A Sections 6 & 10.

Brian Sullivan,
Chair

The Cape Cod Chronicle
July 17 and 24, 2025

TOWN OF ORLEANS BOARD OF WATER AND SEWER COMMISSIONERS NOTICE OF PUBLIC HEARING

The Town of Orleans Board of Water and Sewer Commissioners will hold a public hearing, on Wednesday August 20, 2025, at 1:00 p.m., in the Nauset meeting room at the Orleans Town Hall, 19 School Road, Orleans, MA to inform the general public and affected property owners of the location(s) of utility easement(s) necessary to be acquired by the Town for the construction, access and maintenance of wastewater infrastructure associated with the Phase 3 Lakes and Ponds Area Sewer Collection System.

This project includes:

- Approximately 27,500 linear feet of low-pressure sewers,
- 6,300 linear feet of gravity sewers,
- 6,150 linear feet of force main,
- Installation of a new sanitary pumping station, and
- Associated utility work and infrastructure improvements.

Permanent utility easements are proposed within various private roadways and parcels, including but not limited to: Alewife Way, Blue Heron Way, Carmen Lane, Country Lane, Crystal Lake Drive, Cygnet Way, Ettas Way, Frost Fish Lane, Joy Lane, Kezihs Lane, Pecks Way, Ripple Cove Circle, Rohmers Road, Sparrow Lane, Spider Web Lane, Thayer Lane, Windjammer Way, and 44-475 Arey Lane. Additionally, easements for Pumping Station No. 5 are proposed at 101-105 Finlay Road.

Maps and plans of affected properties are available for public review in the Department of Public Works during regular business hours. Interested parties are invited to attend and provide comments. By order of the Town of Orleans, Board of Water and Sewer Commissioners

The Cape Cod Chronicle
July 24, 31 and Aug. 7, 2025

NOTICE OF REQUEST FOR QUALIFICATIONS (RFQ) OWNER'S PROJECT MANAGEMENT (OPM) SERVICES FOR DESIGN AND CONSTRUCTION: NEW FIRE-RESCUE STATION AMENDMENT TO ORIGINAL POSTING:

The Town of Orleans, acting through its Chief Procurement Officer, invites sealed qualifications from qualified firms or individuals to provide Owner's Project Management (OPM) Services pursuant to M.G.L. c. 149, § 44A½ for the design and construction of a new Fire-Rescue Station at Eldredge Park Way, Orleans, MA. **The deadline to submit sealed responses has been extended to Friday, August 8, 2025 at 3:00 p.m.**

RFQ documents are available for review by registering at www.town.orleans.ma.us/bids.aspx

The Cape Cod Chronicle
July 24, 2025

TOWN OF ORLEANS SEEKS RESIDENTS TO FILL COMMITTEES

The Town of Orleans has approximately 40 Boards, Committees, and Commissions that serve to provide our Town with guidance, ideas, and knowledge. If you are a resident of Orleans and believe you have something to offer, we invite you to apply! Below is a list of public bodies with current vacancies. The Orleans Select Board conducts interviews and appointments at their meetings on select Wednesdays of the month.

- Affordable Housing Committee
- Affordable Housing Trust
- Agricultural Advisory Committee
- Architectural Review Committee
- Building Code Board of Appeals
- Cape Cod Water Protection Collaborative
- Cape Light Compact Representative
- Community Preservation Committee
- Conservation Commission
- Council on Aging
- Cultural Council
- Cultural District Committee
- Economic Development Committee
- Energy and Climate Action Committee
- Finance Committee
- Fourth of July Committee
- Historical Commission
- Lower Cape TV Representative
- Marine & Freshwater Quality Committee
- Open Space Committee
- Shellfish & Waterways Committee
- Transportation & Bikeways Committee
- Zoning Board of Appeals
- Zoning Bylaw Task Force

For further committee information or to fill out a Citizen Interest Form, please visit <https://www.town.orleans.ma.us/886/Volunteering-on-a-BoardCommittee> or call the Town Manager's office at (508) 240-3700 x2415.

The Cape Cod Chronicle
July 24, 2025

HARWICH PLANNING BOARD PUBLIC HEARING NOTICE

The Harwich Planning Board will hold public hearings beginning no earlier than **6:30 PM, Tuesday, August 12, 2025**, in the Donn B. Griffin Room, Town Hall, 732 Main Street, Harwich, MA 02645 to consider the following matters. Any member of the public looking to provide testimony on any of these matters should plan on attending. Written comments may also be submitted to the Board prior to the hearing by mailing them to the Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645 or by emailing them to the Planning Assistant, Meg Salmon at meg.salmon@harwich-ma.gov

Case # PB2025-17 Eliza Kendall, Landowner, having authorized Scott's Landscaping, through their agent, Mark Dibb, P.E., Cape and Islands Engineering seeks approval for a Site Plan Review Special Permit with request for waivers. The proposed project is to construct a 4800 square foot pre-fabricated metal building for contractor bays with access, parking, and utilities. The application is pursuant to the Code of Harwich Sections \$325-51, \$325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **103 Main St Ext**, Assessor's Map 55 Parcel N1-2 and the parcel is approximately 20,201 square feet. The parcel is in the Industrial Limited (IL) Zoning District.

Case # PB2025-19 Matthew P. Kelley, President of the West Harwich Office Park Condominium Association, having authorized Davenport Realty Trust, through their agent, Paul R. Tardif, Esq. seeks approval for a Multi-Family Special Permit and Site Plan Review Special Permit. The proposed project is to convert an existing commercial/office condominium structure into a 10-unit multi-family residential structure. The application is pursuant to the Code of Harwich Sections \$325-51, \$325-55 and MGL Chapter 40A sections 9 and 11. The property is located at **72 Route 28**, Assessor's Map 10 Parcel F6 and the parcel is approximately 33,981 square feet. The parcel is in the Commercial Highway-1 (CH-1) and Residential Medium Density (RM) Zoning Districts, and the West Harwich Special District (WHSD).

Documents and plans related to these applications may be viewed on the Planning Board's home page: www.harwich-ma.gov/planning-board and are on file with the Town Clerk and may be viewed at the Planning Department, Town Hall, 732 Main Street, Harwich, MA 02645 during regular Town Hall hours. For additional information contact the Planning Assistant, Meg Salmon at meg.salmon@harwich-ma.gov

Duncan Berry,
Chair

The Cape Cod Chronicle
July 24 and 31, 2025

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**TOWN OF HARWICH
NOTICE OF PUBLIC HEARING
August 13, 2025**

Pursuant to M.G.L. Ch. 166, § 22, a Public Hearing will be held at **9:00 AM on Wednesday, August 13, 2025**, at the Harwich Town Hall in the Griffin Room, 732 Main Street, Harwich, MA in reference to the following matter:

A petition by NSTAR Electric Company d/b/a/ Eversource Energy requesting permission to locate underground cables, conduits and manholes, including the necessary sustaining and protecting fixtures, in, under, along and across the following public way or ways:

Main Street, Harwich

PROPOSED: Install two (2) new manholes and 250' +/- of 2-6" conduit. This construction is necessary because larger capacity wires are required in this area, and due to the clearance limitations with the existing right-of-way (ROW) utility wires, Eversource is proposing

LEGAL ADVERTISING

underground service in this section of Main Street to maintain safe distances and comply with regulatory standards

Cross Street, Harwich Port

PROPOSED: Install 7' +/- of 1-3" conduit under sidewalk. This construction is necessary to provide new underground service to 36 Cross Street

All abutters and other interested persons are invited to attend. For further information, please call the Town Administrator's Office at (508) 430-7513 or stop by Town Hall, 732 Main Street, Harwich where the information is on file.

Meggan Eldredge
Acting Town Administrator

Cape Cod Chronicle
July 24, 2025

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

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ELDREDGE & LUMPKIN GROUP

Real Estate On The Move

BUYER 1	BUYER 2	SELLER 1	SELLER 2	ADDRESS	TOWN	PRICE	DATE
Bolton, Stephen D	Bolton, Kimberly C	Walsh, David R	Walsh, Diane M	5 Matheson Rd	Brewster	\$700,000	7/1/25
Capparelli, John	Capparelli, Nancy	Mannix Lt	Mannix, Michael P	67 Long Pond Rd	Brewster	\$800,000	6/27/25
Dressel, Lynea	Dressel, Brian	Coats, Eric A	Coats, Judith A	424 Yankee Dr	Brewster	\$697,500	6/30/25
Eastward Companies Bus T	Eastward Mbt LLC Tr	Chapter 7 Trs Of James P	Messer, Gregory M	Mcginnis Ln	Brewster	\$1,700,000	6/30/25
Eastward Companies Bus T	Eastward Mbt LLC Tr	Chapter 7 Trs Of James P	Messer, Gregory M	Blueberry Pond Dr	Brewster	\$1,700,000	6/30/25
Eastward Companies Bus T	Eastward Mbt LLC Tr	Chapter 7 Trs Of James P	Messer, Gregory M	2750 Main St	Brewster	\$1,700,000	6/30/25
El Bayeh, Mirna		Fletcher Holdings LLC		62 Fletcher Ln #B	Brewster	\$300,000	7/3/25
Fitch, Noah	Fitch, Sophia	Safner, Marc	Safner, Isadora	61 Beaver Rd	Brewster	\$1,805,000	6/30/25
Hill, James R	Hill, Jennifer A	Williams, Angela M		674 Great Fields Rd	Brewster	\$665,000	6/26/25
McCleery, Matthew		Stieglitz Rt	Mcgrath, Marlene A	59 Herring Brook Ln	Brewster	\$839,000	6/27/25
Monteiro, Osmar	Monteiro, Rebecca M	Bolton, Kimberly C	Bolton, Stephen D	172 Billington Ln #172	Brewster	\$475,000	7/1/25
New Eng Dev & Consulting		Cape Realty Ventures LLC	Alj Realty Corp	8 Pine Grove Rd	Brewster	\$250,000	6/27/25
Sung, Wei-Chin	Samel, Andrew	Fletcher Holdings LLC		82 Fletcher Ln #G	Brewster	\$340,000	6/27/25
Waxman-Lenz, Michael	Waxman-Lenz, Roberta	Mitchell, Paul F	Mitchell, Margaret A	154 Beechtree Dr	Brewster	\$1,475,000	7/3/25
Davies, Jennifer L		Morgan, Susan B		450 Old Harbor Rd	Chatham	\$1,450,000	7/3/25
Glynn, Megan	Glynn, Theodore	Richard J Mangino T	Mangino, Rhonda	61 Pond View Ave	Chatham	\$734,000	6/27/25
Greiman, Rita A		Losaprio, Mary P	Greiman, Rita A	62 Balfour Ln	Chatham	\$450,000	6/26/25
Hughes, David	Hughes, Kimberly	Doane, Robert R		127 Oak Hill Rd	Chatham	\$635,000	7/1/25
Nicholas Chigas T	Chigas, Nicholas G	Trcj LLC		16 Little Beach Rd	Chatham	\$2,200,000	7/3/25
Simmons, Deborah F		Simmons, Jonathan F		37 Holway St	Chatham	\$2,000,000	6/30/25
Simmons, Jonathan F	Simmons, Emily J	Fritsch, Peter R	Fritsch, Andrew M	70 Landing Ln	Chatham	\$1,625,000	6/30/25
6 Mirasol Lane Rt	Bradshaw, Maurice	Hamel, Terri A	Hamel, Mark C	6 Mirasol Ln	Harwich	\$3,325,000	6/30/25
Aborn, Megan	Aborn, Russell G	Marquis, Raymond A	Marquis, Anne M	2 Englewood Dr #JL	Harwich	\$630,000	6/30/25
Burke, Robert F		Atkins, Virginia L		91 Depot Rd W	Harwich	\$450,000	6/27/25
Coats, Erik	Coats, Judy	Handler, Sara	Liska, Jan	14 Harold St #12E	Harwich	\$349,000	6/30/25
Davey, Bruce	Riedinger, Betty A	Highgarden Realty LLC		58 Long Pond Dr	Harwich	\$700,000	6/27/25
Maguire, Kathleen M	Maguire, Nicholas M	Shea, Roxanne I	Shea, Michael C	5 Souwest Dr	Harwich	\$649,900	6/30/25
Mbn Realty LLC		Sbocm Rt	Furner, Barbara T	556 Depot St	Harwich	\$1,299,999	6/26/25
Mckee, Daniel J		Frost, Laura A	Frost Sr, Lance J	19 Wallace Rd	Harwich	\$325,000	7/1/25
19 Weston Taylors Lane Rt	Crowell, William D	Sheehan, Mary C	Cellier, Jacques L	19 Weston Taylors Ln	Orleans	\$2,360,000	6/27/25
Db & Eb Rt	Paine-Bell, Elizabeth N	John E Nichols Lt	Sherman, Lisa F	45 Nichols Rd	Orleans	\$1,950,000	7/2/25
Paganetti Rt	Paganetti, Robert J	Zick, Robert		14 Lindas Ln	Orleans	\$965,000	7/1/25
Richardson, James	Richardson, Deirdre	Donald Bellarosa T	Lyons, Meghan C	35 Pershing Ln	Orleans	\$1,575,000	7/2/25
Simpson, Andrea	Simpson, Andrew	Morrison Rt	Morrison, Philip J	59 Meetinghouse Rd	Orleans	\$643,500	7/1/25
Stevenson, James	Lagan, Jennifer	Colville, Jennifer	Colville, David W	5 Asas Lndg	Orleans	\$2,050,000	6/27/25