

# ***EAST-SOUTHEAST, LLC***

*J. Thaddeus Eldredge, P.L.S.*

*Surveying, Geomatics Engineering and Mapping  
1038 Main Street ° Chatham, Massachusetts 02633*

*41°41'14.73425" N 69°58'24.87695" W -10.019 M*

## **LETTER OF TRANSMITTAL**

**To:** Chatham Zoning Board of Appeals

**From:** J. Thaddeus Eldredge, P.L.S.

**Date:** February 12, 2018

**Re:** 111 Stony Hill Road,  
Dale Eldredge, owner

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Enclosed please find 11 copies of the following:

- This letter;
- Zoning Board of Appeals Petition;
- Architectural Plans dated 01/24/2018, prepared by Zibrat and McCarthy; and
- Plan dated 02-02-2018, entitled "Sewage Disposal System Plan" prepared by Eldredge Surveying & Engineering, LLC, for Dale Eldredge;
- Previous Special Permit dated 04-14-2014

Enclosed please find one of the following:

- Check in the amount of \$175.00 made payable to the Town of Chatham Zoning Board of Appeals; and
- Check in the amount of \$80.00 made payable to the Cape Cod Chronicle.
- A Limited Power of Attorney endorsed by the Applicant.

Almost 4 years ago, the Applicant was granted a Special Permit for the property. The permit was to demolish the dwelling and construct a new dwelling that conforms to the dimensional requirements of the GB-3 zoning district.

The property owner has demolished the building. He has diligently extended his Special Permit twice. Now he is faced with the need to proceed with a new Special Permit for the subject property.

In the time since the issuance of the Special Permit, the property owner has been working with the Town in an attempt to resolve the back taxes that were accrued by the previous owners of the property. There was an Article approved by Town Meeting to help reduce the interest and penalties, but was rejected by the Attorney General.

Unfortunately, the construction will not proceed until the taxes are resolved and the Special Permit is nearing expiration. Therefore, the property owner is seeking to modify the Special Permit with the new design plans. It is the property owner's understanding that this will reset the clock to the two year period with the ability to extend twice. Hopefully this will provide the property owner with sufficient time to remedy the issues and proceed with construction.

111 Stony Hill Road is a nonconforming lot with the following characteristics:

- The property contains 9,318 S.F. of area where 10,000 S.F. is required;
- The property contains 75.16' of frontage where 100' is required.

The previously demolished structure was condemned and its removal resulted in a more desirable option: a vacant lot.

The new proposed dwelling is sited in the middle of the property rather than set towards the rear of the property. It is still a modest 3-bedroom home that will meet the dimensional requirements of the zoning bylaw including setback, height and coverage.

As the residential use within a GB zone had been condemned for more than two-years, the applicant is requesting a **Special Permit** (MGL Chapter 40a, Section 9) for a single-family residence within a General Business Zoning District.

As the lot is non-conforming, the property owner is requesting a **Change, Alteration ore Extension** (MGL Chapter 40a, Section 6) for the construction of a

dwelling that is substantially larger than the dwelling that previously existed on the subject property.

In the previous application, some parking remained within the setback. The current proposal includes four conforming parking spaces with a small turnout.

The criteria include:

1. *Adequacy of the size of the site including, but not limited to, maximum lot or building coverage and setbacks.*

The lot coverage is increasing from 8.7% to 34.7%. This is well below the 60% maximum. The modest sized home fits well within the setbacks. The site is limited in that it cannot contain a fully conforming driveway without substantially increasing costs or decreasing the safety of the ingress and egress to the subject property.

2. *Compatibility of the size of the proposed structure with neighboring properties.*

The proposed structure is similarly sized to the residences in the vicinity. It is smaller than most of the non-residential and mixed use structures in the vicinity.

3. *Extent of proposed increase in nonconforming nature of the structure or use.*

The proposal is for a dwelling approved by Special Permit that conforms to the dimensional requirements with parking spaces that conform to the dimensional requirements all on a non-conforming lot.

4. *Suitability of the site, including but not limited to, impact on neighboring properties or on the natural environment, including slopes, vegetation, wetlands, groundwater, water bodies and storm water runoff.*

The proposal will improve any storm water runoff that could run to a neighboring property. The proposal has been designed to minimize the grading required on the property.

5. *Impact of scale, siting and mass on neighborhood visual character, including views, vistas and streetscapes.*

The proposed dwelling will return a building to a currently vacant lot. The applicant has filed with the HBDC to ensure that the neighborhood visual character is maintained.

6. *Compatibility of the proposed use with neighboring uses.*

The neighboring uses vary. Across the road and along the road to the southwest are single family residences. Behind the subject property and along the road to the northeast are properties containing commercial, industrial and mixed uses primarily associated with Enterprise Drive. Given the great number of residences, this use is compatible in this area.

7. *Adequacy of method of sewage disposal, source of water and drainage.*

The new house will be connected to Town Water. A Title 5 septic system will be installed for 3-bedrooms. The minimal drainage will be directed to a rain garden.

8. *Impact on traffic flow and safety;*

No impact on traffic flow is anticipated.

9. *Noise and litter.*

No impact on noise and litter is anticipated.

10. *Adequacy of utilities and other public services.*

The utilities are adequate. It should be noted that the utility pole is in an inopportune location and the applicant is attempting to acquire an easement from his neighbor to locate the overhead utilities over the corner of the neighboring property. If he cannot acquire the easement, he will likely be forced to install the utilities underground.

11. *Impact on neighborhood and Town visual character of any formula business establishment.*

Not Applicable.

*12. For those dwellings located in the flood plain, as defined on the Flood Insurance Rate Maps, prepared by the National Flood Insurance Program for the Town of Chatham, dated July 16, 2014, the following additional criteria shall apply:*

- a. The extent of lateral expansion proposed; and*
- b. The extent to which lateral expansion impacts the impervious area of the site.*

Not applicable.

Please contact me if there are any questions.

**Copy:** Dale Eldredge  
Town Clerk

TOWN OF CHATHAM  
ZONING BOARD OF APPEALS  
APPLICATION

Application No. \_\_\_\_\_

APPLICANTS NAME: Dale Eldredge

MAILING ADDRESS: P.O. Box 1040, West Chatham, MA 02669

TELEPHONE: 774 994-0488

OWNER OF PROPERTY NAME: Dale Eldredge, et ali

MAILING ADDRESS: same

LOCATION OF PROPERTY: 111 Stony Hill Road

Street Name and Number

Assessors' Map/Block/Lot

Registry of Deeds Title Reference Book 27747 Page 14H-4-8, or Certificate of Title Number

\_\_\_\_\_ and Land Court Lot # \_\_\_\_\_ and Plan # \_\_\_\_\_

If the Applicant is someone other than the owner of the property, explain the basis for his or her interest in this request.

Nature of request (Check appropriate request (s) listed below. Attach additional sheets as needed.)

A. An appeal from an administrative decision under Section VIII.D.2.a. of the Zoning Bylaw.  
(State nature of this Appeal and list any section (s) of the Bylaw which are applicable).

B. An application for a Special Permit under Section VIII.D.2.b. of the Zoning Bylaw.  
(Describe the intended use and list any section (s) of the Bylaw which are applicable).

C. An application to change, alter or extend a pre-existing nonconforming structure or use under Section 6 of Chapter 40A of the M.G.L.  
(Describe existing nonconformity and proposes changes, alterations or extensions).

D. An application for a Variance under Section VIII.D.2.c. of the Zoning Bylaw.  
(State the nature of the requested Variance and list any section (s) of the Bylaw which are applicable).

Total land area of parcel: 9,318 s.f. Present Zoning Classification: GB-3

Was this lot created by an 81L Exemption plan?  Yes  No If yes, please provide documentation.

Signature of Applicant or Representative: 

NAME: J. Thaddeus Eldredge, PLS

ADDRESS: 1038 Main Street, Chatham, MA 02633

TELEPHONE: 508 945-3965

Date Received by Chatham Town Clerk: \_\_\_\_\_

**MINIMUM INFORMATION WHICH MUST BE INCLUDED WITH APPLICATION:**

Eleven (11) complete packets containing copies of the following items:

1. Site plan showing the location of existing structures and proposed construction.
2. A permit denial, or copies of any other denial and proposed by Town official or body, whichever applicable.
3. Completed copies of this form.
4. Copies (to scale) of all exterior elevations, both existing and proposed floor plans, and any other information as required on the instruction sheet attached to this form.
5. Separate applications are required for Special Permits and Variances.

NOTIFICATION OF "PARTIES IN INTEREST" IS REQUIRED. Parties in interest include: Owners of direct abutting lots; owners of lots abutting direct abutting lots where a property line is within 300 feet of the lot to which the Application applies, and owners of lots directly across any public or private way from the lot to which the Application applies. The ASSESSORS will certify the names and address of parties of interest and will notify the same.

Applications for Special Permits or Variances may be delivered to the Community Development Office. An Application is not complete until it is signed and accompanied by a check made payable to the "Town of Chatham" in the amount of one hundred seventy-five dollars \$175.00 for residential projects or Appeals, \$500.00 for commercial or mixed-use projects, \$250.00 for amendments to existing commercial/business, mixed use Special Permits, and if an Application for a Comprehensive Permit under Chapter 40B, the appropriate amount as listed in Appendix IV of the Zoning Board of Appeals Rules and Regulations, and a second check in the amount of eighty dollars \$80.00, made payable to "The Cape Cod Chronicle" for the required advertising. The authenticity of the information on the Application is the responsibility of the person signing the Application and NOT the Town Clerk. Hearings are scheduled within sixty-five (65) days of acceptance by the Town Clerk. Decisions of the Board of Appeals are filed with the Town Clerk and may be appealed to the Superior or District Court within twenty (20) days of such filing. Decisions do not take effect until they are recorded with the Barnstable County Registry of Deeds after the twenty (20) day Appeal period has expired.

.....  
**FOR BOARD USE ONLY**

DATE OF HEARING: \_\_\_\_\_

LEGAL ADVERTISEMENT: 1<sup>ST</sup> PUBLICATION \_\_\_\_\_ 2<sup>ND</sup> PUBLICATION \_\_\_\_\_

DECISION OF BOARD OF APPEALS: \_\_\_\_ Approved \_\_\_\_ Denied Vote: \_\_\_\_\_

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Chairman



**WINDOW SCHEDULE**

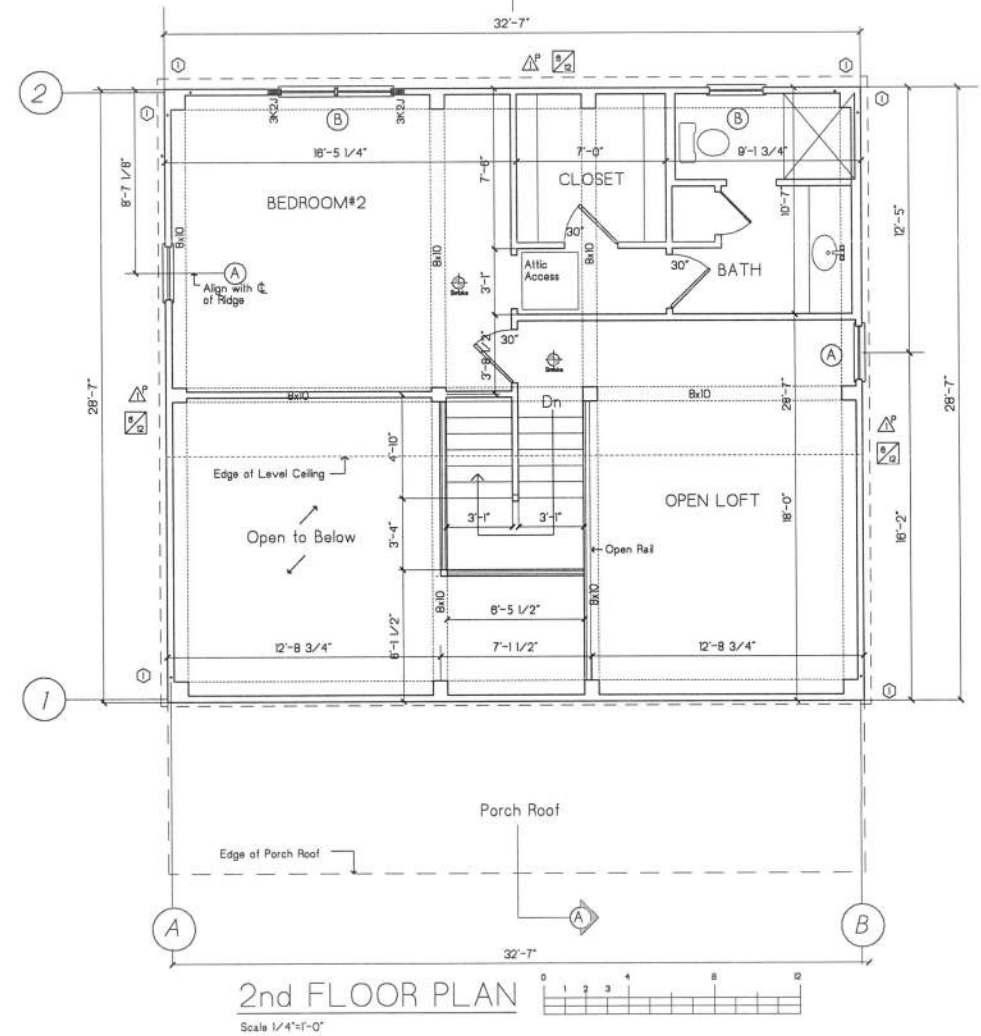
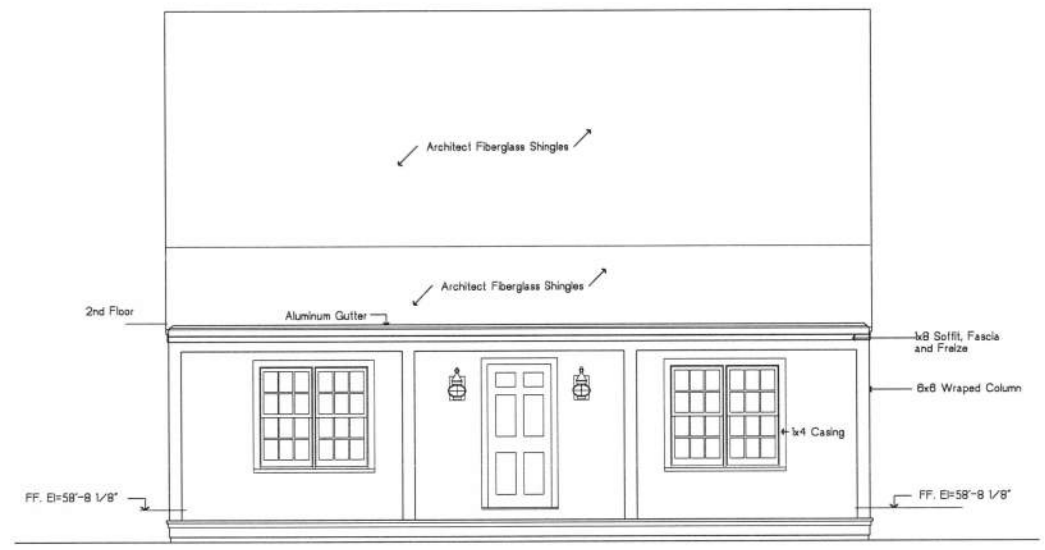
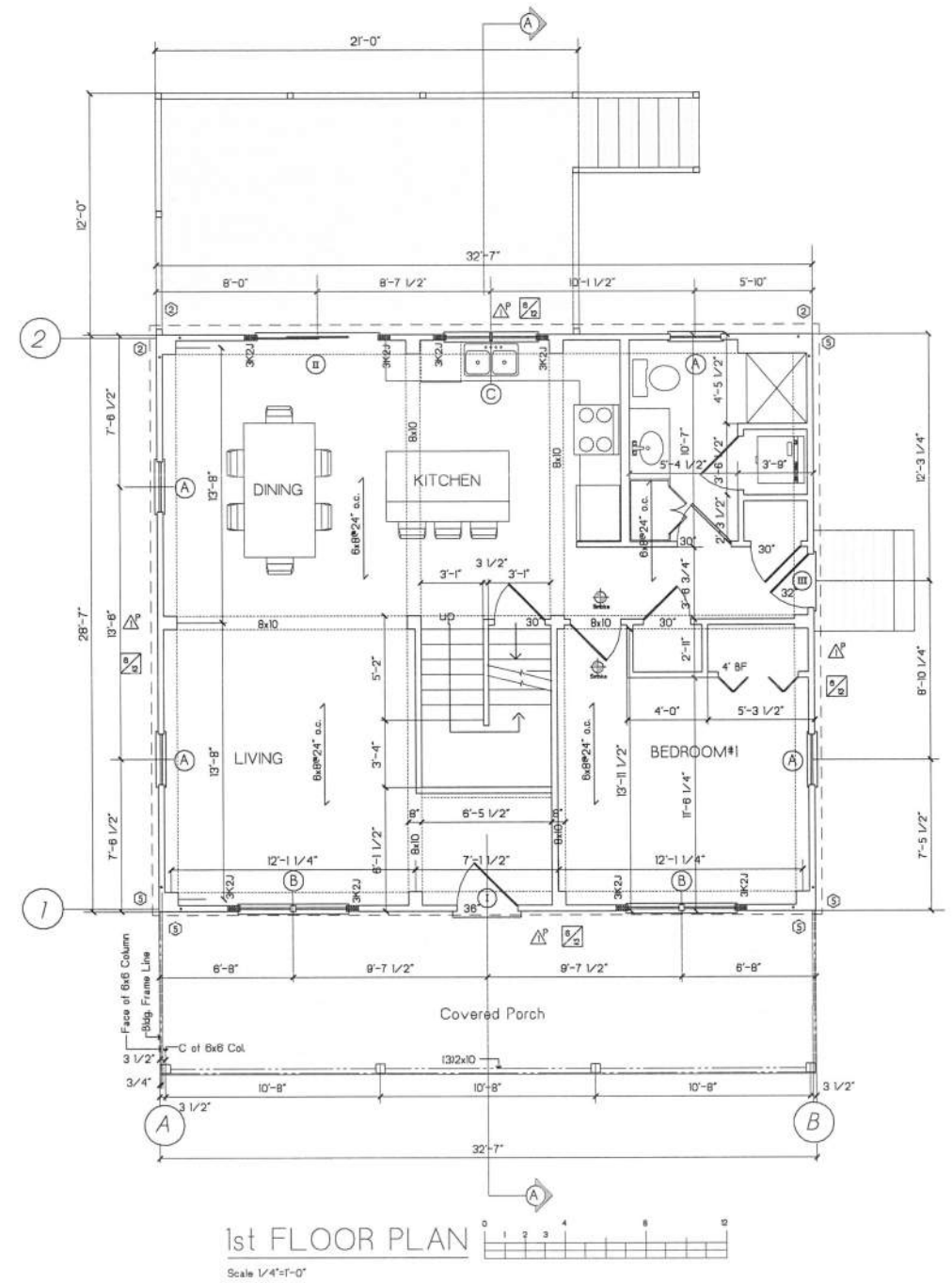
MK	DESCRIPTION	Qty.	Sqft.	Total Sqft.	ROUGH OPENING	COMMENTS
(A)	TW2446		7.65		2'-6 1/8" x 4'-8 7/8"	Andersen 400 Series
(B)	(2)TW2446		15.3		5'-0 3/4" x 4'-8 7/8"	Andersen 400 Series
(C)	C235		9.9		4'-0 1/2" x 3'-5 3/8"	Andersen 400 Series
(D)	CI2		4.61		2'-0 5/8" x 2'-0 5/8"	Andersen 400 Series

Note: Contractor to verify all millwork information including rough openings, clearances and quantities prior to construction.

**DOOR SCHEDULE**

MK	DESCRIPTION	Qty.	Sqft.	Total Sqft.	ROUGH OPENING	COMMENTS
(I)	3/0'-6/8 Door w/ side lights					
(B)	FWG 606BL					
(H)	32' 9 Light Door					

Note: Contractor to verify all millwork information including rough openings, clearances and quantities prior to construction.



NOTE: This project is located in a WINDBORNE DEBRIS REGION and shall have glazed openings protected from windborne debris. Glazed openings protection for windborne debris shall meet the requirements of the large mass test of ASTM E 1996 and of ASTM E 1886 referenced therein.  
EXCEPTION: Wood structural panels with a minimum thickness of 7/16" and a maximum span of eight feet shall be permitted for opening protection in one and two story buildings. Panels shall be procured to cover glazed openings with attachment hardware provided in accordance 780 CMR Table 300.212.

**TIMBER FRAME**  
Timber Frame sizes and details to be provided by installer.

**WIND REQUIREMENTS**  
110 mph, Exposure B Designed Shearwalls/hold downs (does not comply with Mass. Check List)  
Design uses 2x4 framed walls outside of Post and Beam Frame for lateral wind load resistance.  
Post and Beam frame- Vertical/Gravity loads only. See Timber Frame details by others.

**ZIBRAT & MCCARTHY** LLP  
63 Crowell Road  
Chatham, Mass 02633  
508-945-9424

Proposed Single Family Dwelling for:  
**Dale Eldredge**  
111 Stony Hill Rd, Chatham, MA.

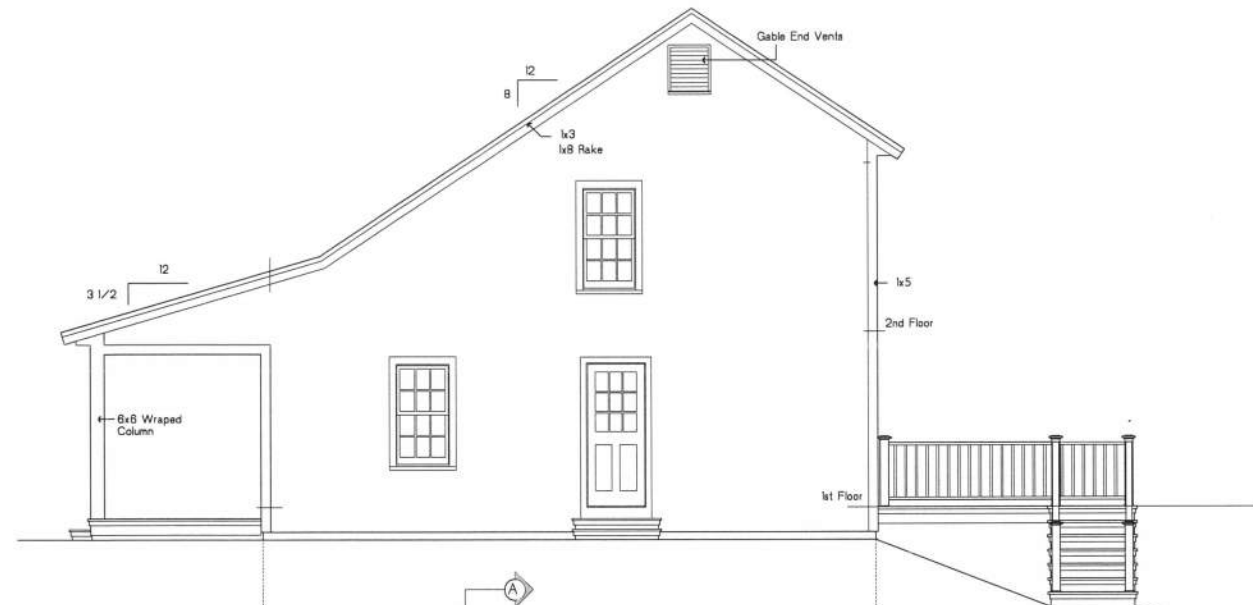
REVISIONS

Scale

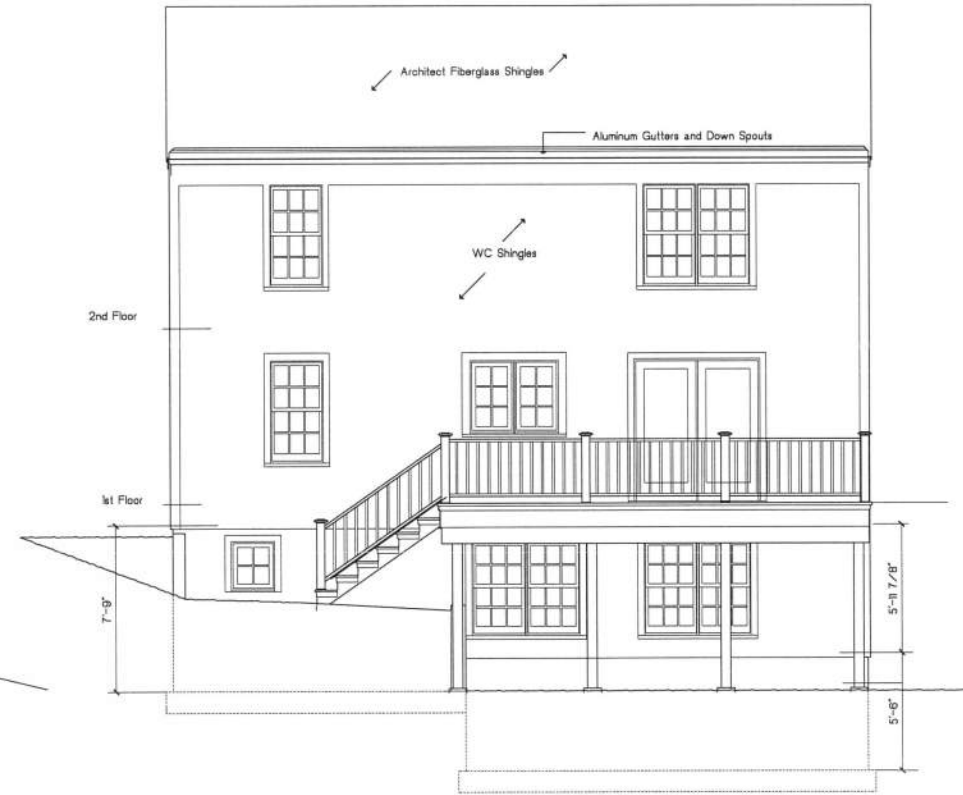
PLAN  
**A1**  
Sheet 1 of 3

1/24/2018

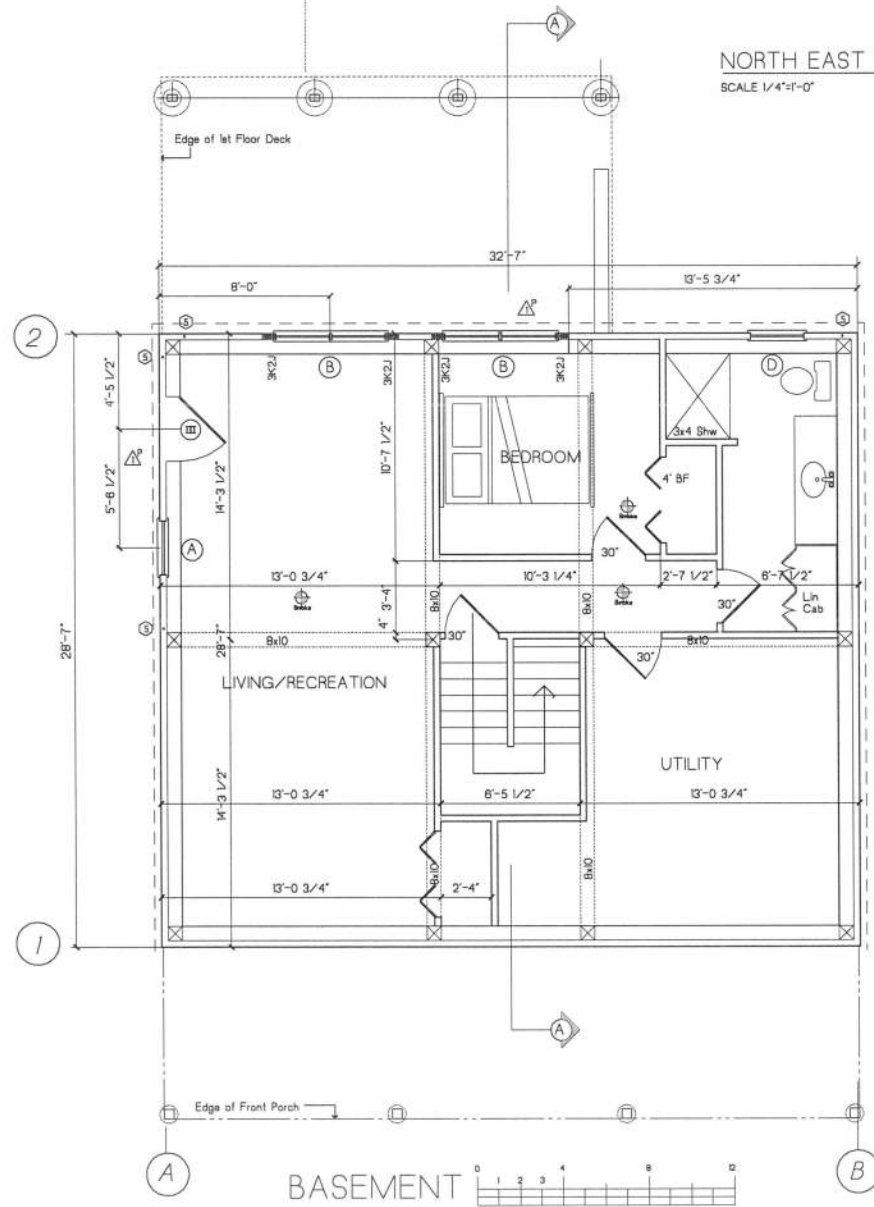




NORTH EAST ELEVATION  
SCALE 1/4"=1'-0"

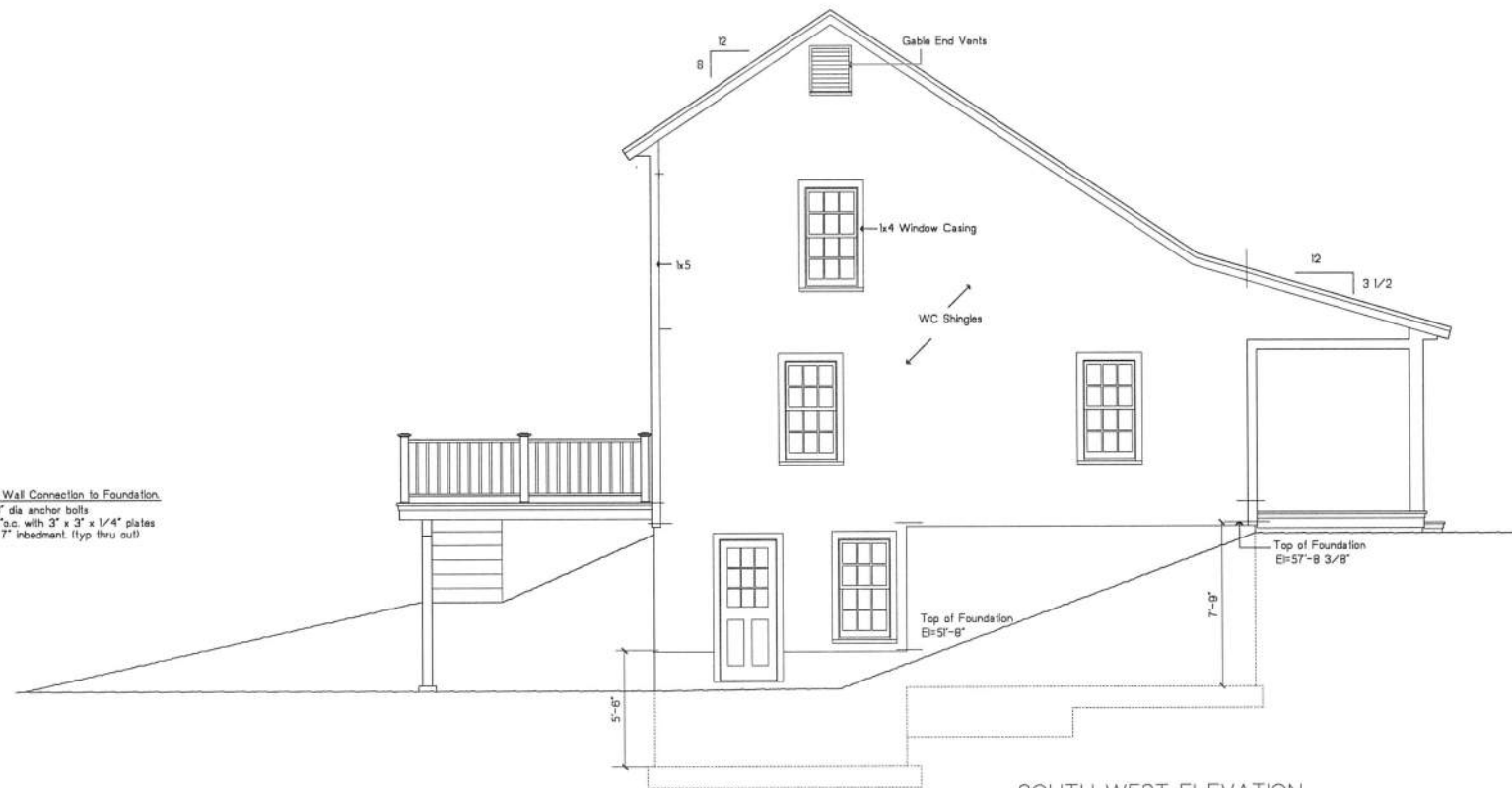


NORTH WEST ELEVATION  
SCALE 1/4"=1'-0"



BASEMENT

2x4 Wall Connection to Foundation.  
5/8" dia anchor bolts  
#32'c/c with 3" x 3" x 1/4" plates  
Min 7" embedment. (typ thru out)



SOUTH WEST ELEVATION  
SCALE 1/4"=1'-0"

ZIBRAT & MCCARTHY <sup>LLP</sup>  
63 Crowell Road  
Chatham, Mass. 02633  
508-945-9424

Proposed Single Family Dwelling for:

**Dale Eldredge**  
111 Stony Hill Rd, Chatham, MA.

REVISIONS

Scale

Elevations  
Basement

A2  
Sheet 2 of 3

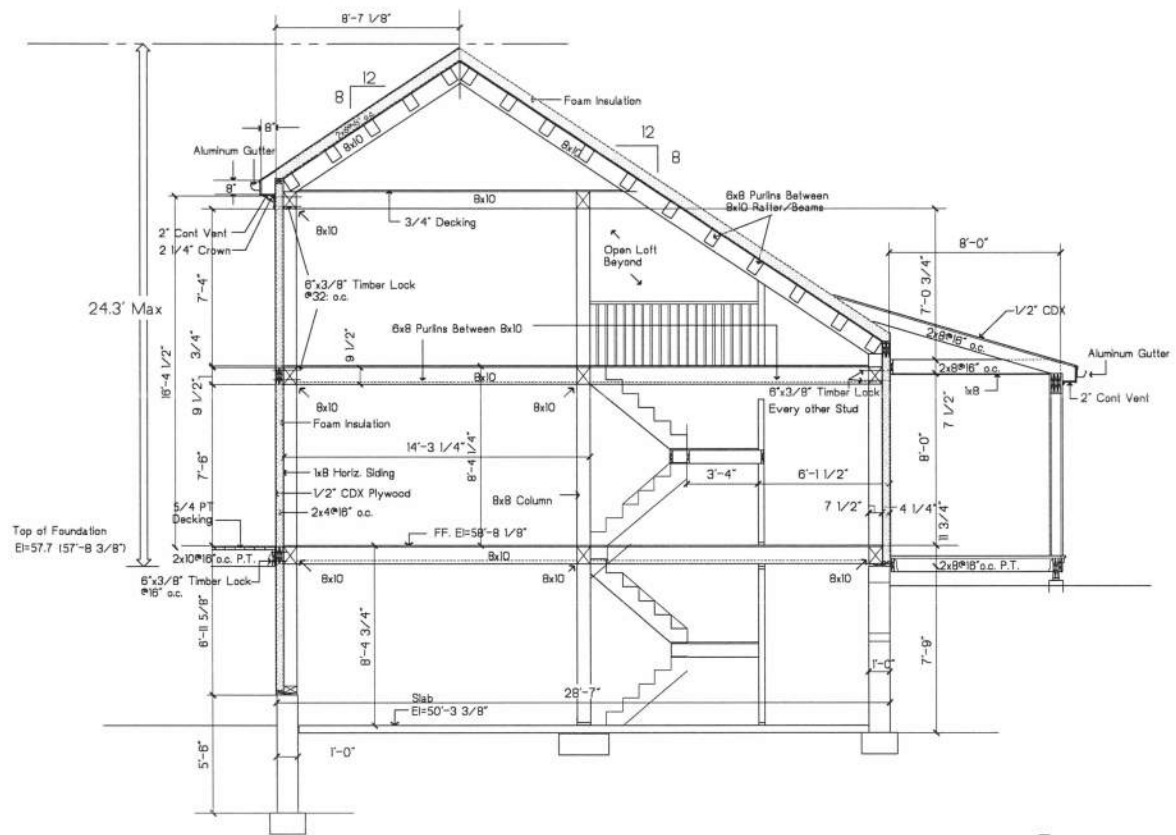
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REVISIONS

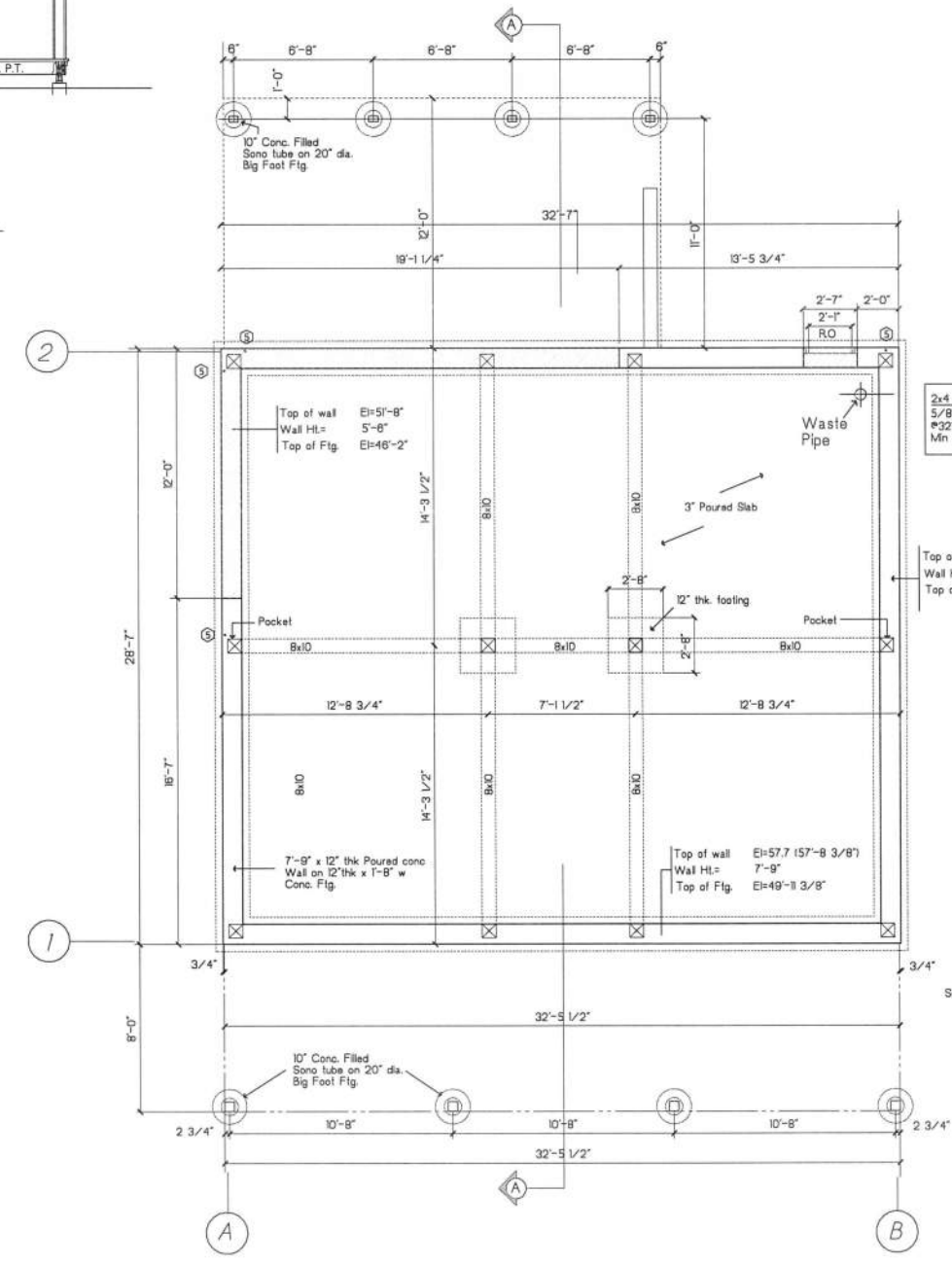
Scale

Foundation Section

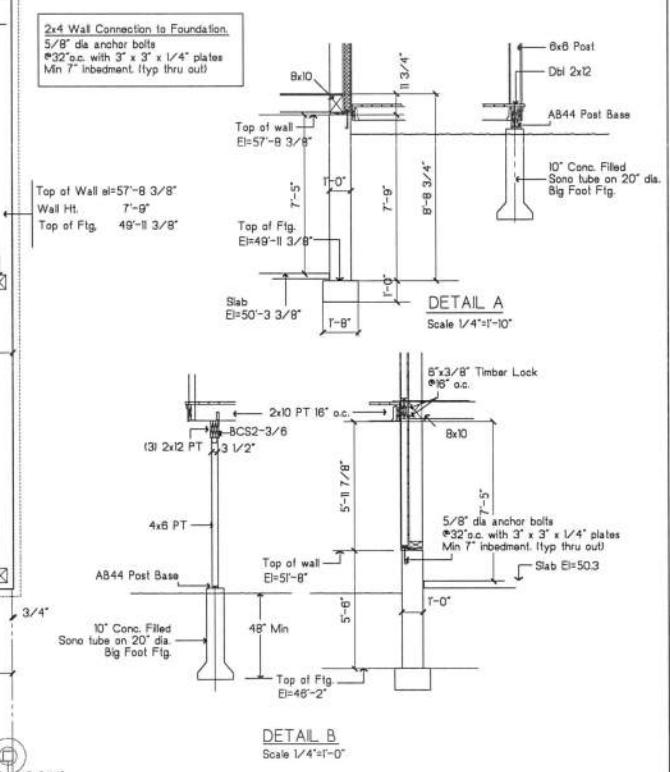
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**SECTION A**  
 Scale 1/4"=1'-0"

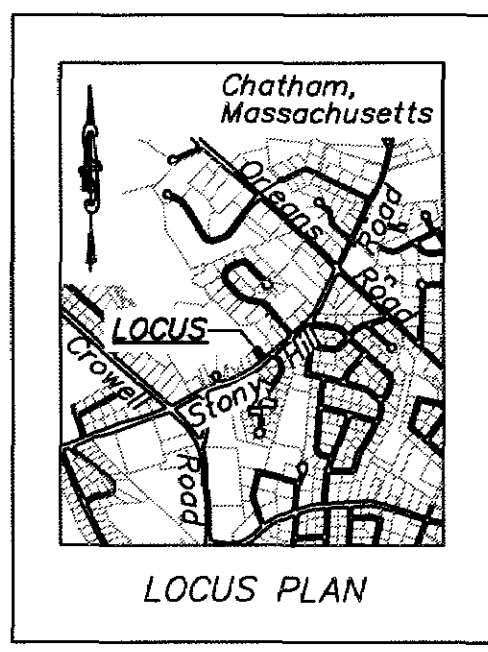


**FOUNDATION PLAN**  
 Scale 1/4"=1'-0"



**DETAIL B**  
 Scale 1/4"=1'-0"





**ZONING REQUIREMENTS**

Zone GB-3, General Business  
 Minimum Area 10,000 S.F.  
 Minimum Frontage 100 Ft.  
 Front Yard Setback 50 Ft.  
 Side and Rear Yard Setback 15 Ft.  
 Maximum Lot Coverage 60%  
 Maximum Building Coverage N/A  
 Required Green Area 40%  
 Front Parking Setback 20 Ft.  
 Side Parking Setback 15 Ft.

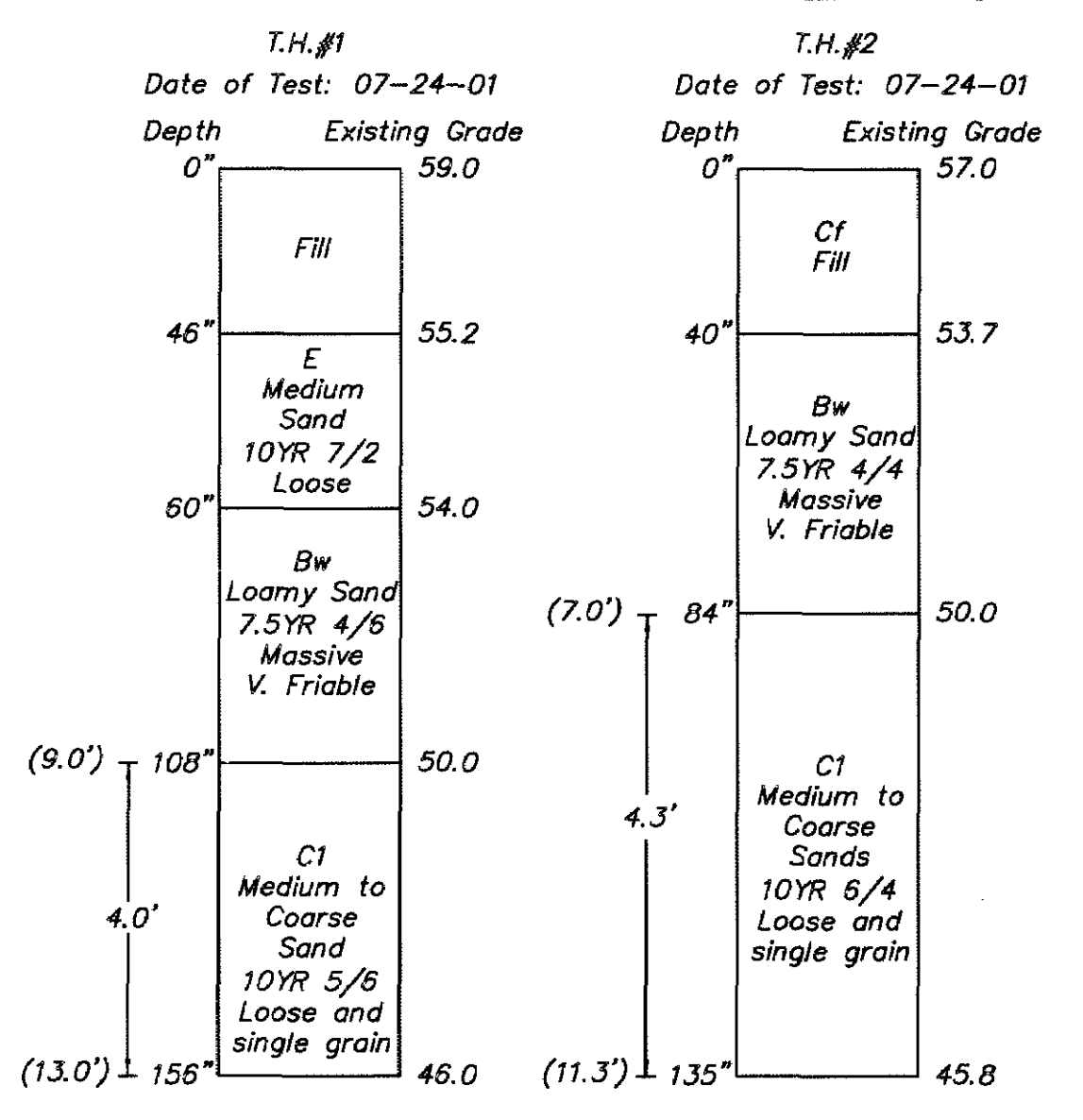
Assessors' Map 14H, Parcel 4-B

OWNER OF RECORD:  
 Dale Eldredge et al.  
 Deed Book 27747, Page 330 (1/4)  
 Deed Book 27684 Page 255 (1/4)  
 See Deed Book 3011, Pages 97-101  
 See Probate 58280  
 Plan Book 337, Page 98, Parcel C

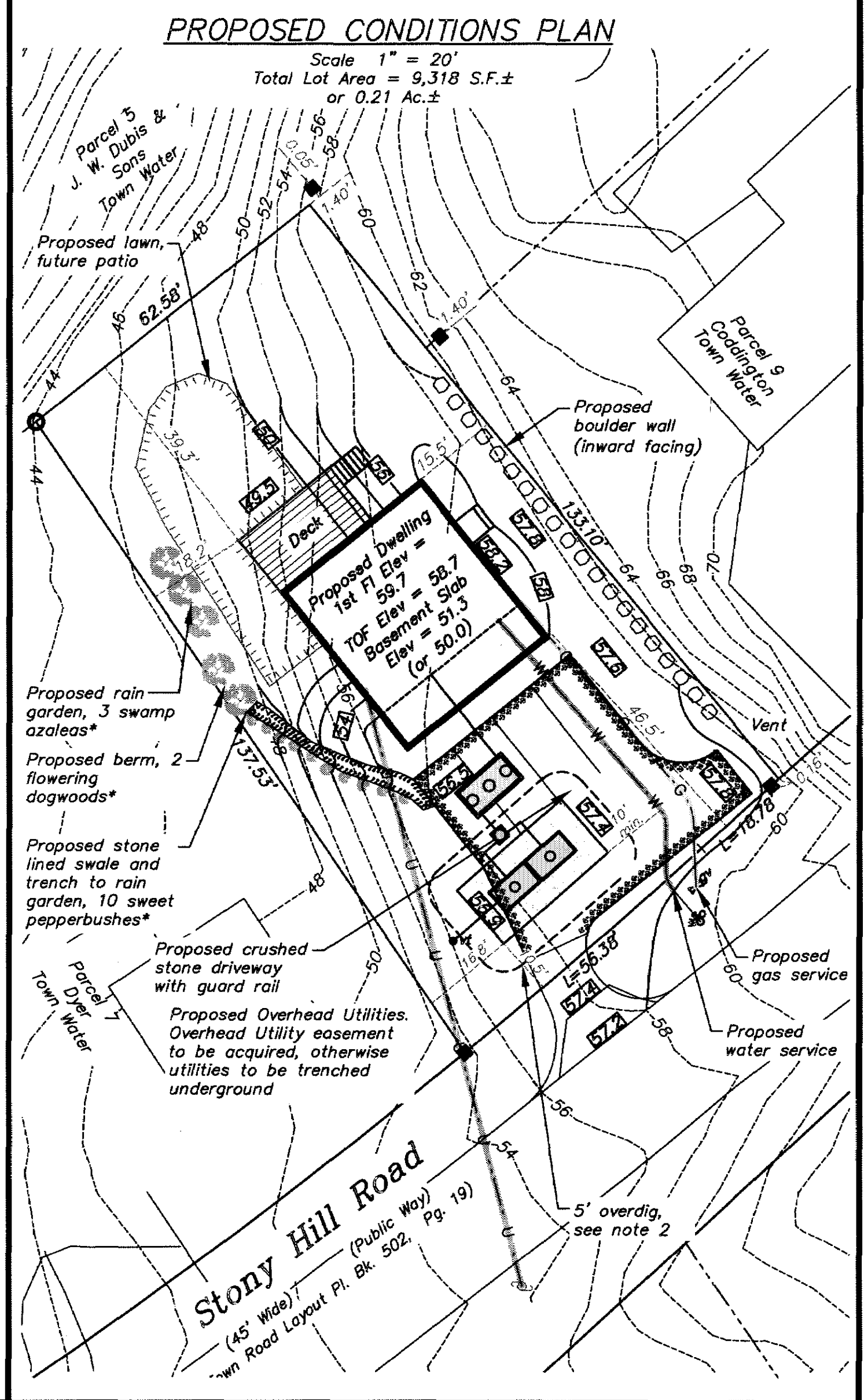
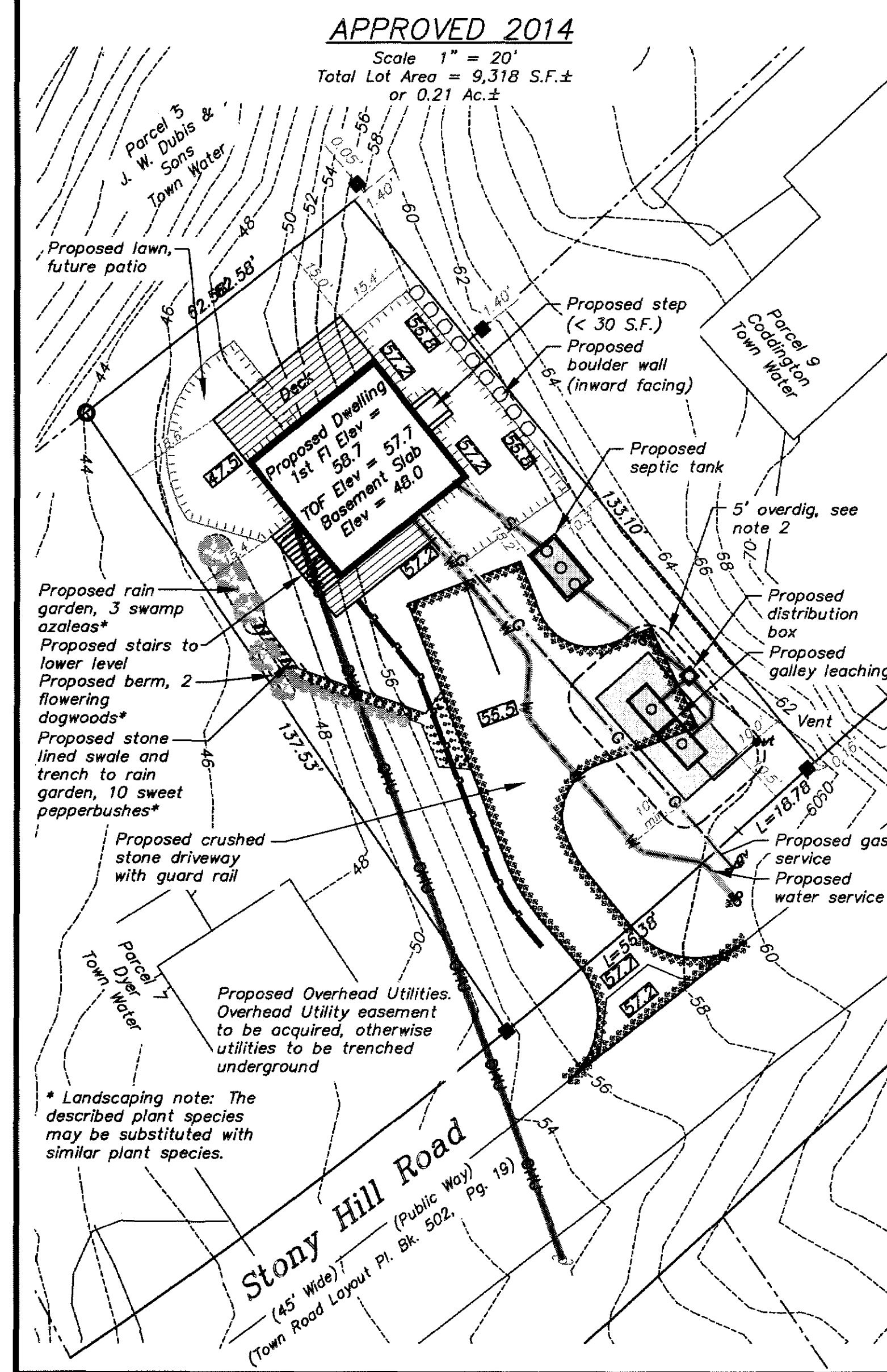
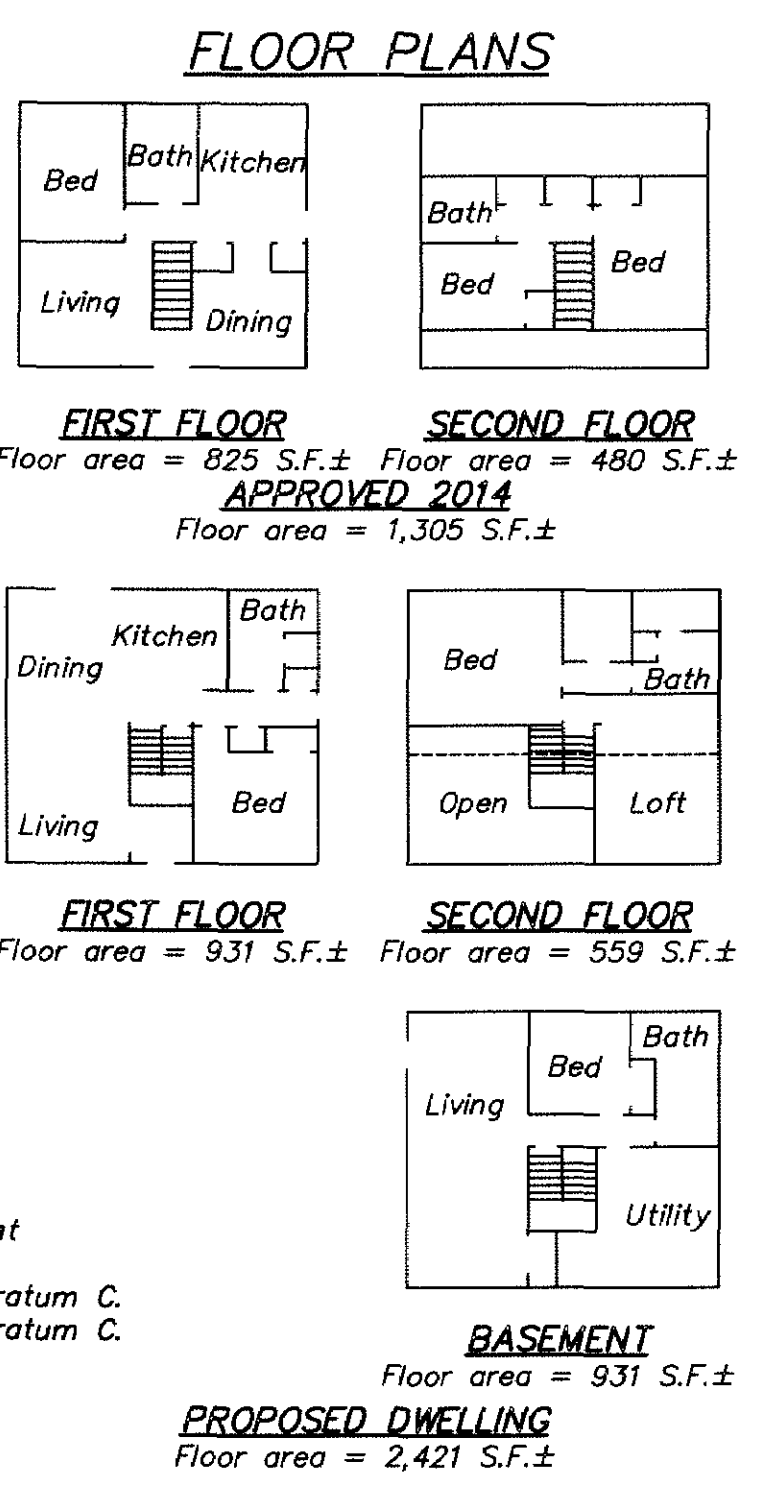
**LEGEND**

12 Existing Contour  
 13.5 Proposed Contour  
 15.4 Existing Spot Grade  
 Water Service  
 Overhead Utility Line(s)  
 Gas Line  
 Test Hole Location  
 Percolation Test Location  
 Concrete Bound (CB)  
 Septic Tank  
 Distribution Box  
 Soil Absorption System  
 Reserved for Future S.A.S.  
 Utility Pole  
 Catch Basin  
 Fire Hydrant  
 Tree or Hedge Line  
 [15.000] Reference to 310 CMR 15.000, Title 5

**DEEP OBSERVATION HOLE LOG**



Representative of Approving Authority: Terry Hayes, Chatham, Health Agent  
 Soil Evaluator: Richard Judd, R.S.  
 Percolation Rate: #1 02-26-08 Assumed @ <2 min. per inch in Substratum C.  
 Percolation Rate: #2 02-26-08 Assumed @ <2 min. per inch in Substratum C.  
 No Water Encountered.



**GENERAL NOTES**

A.) Neither driveway nor parking areas are allowed over septic system unless H-20 components are used and system is vented.  
 B.) The designer will not be responsible for the system as designed unless constructed as shown. Any changes must be approved in writing by the designer.  
 C.) Contractor shall be responsible for verifying the location of all underground and overhead utilities prior to the commencement of work.  
 D.) A copy of this plan was submitted to the Chatham Water Department for their review, on 1/21/2014

**CONSTRUCTION NOTES**

1.) All materials and construction shall conform to the State Environmental Code, Title 5, and the requirements of the local Board of Health.  
 2.) Topsoil, subsoil, peat, or other unsuitable or impervious material [15.255 (1)] shall be removed five (5) feet laterally in all directions beyond the outer perimeter of the soil absorption system to the depth of the naturally occurring pervious material(s) and replaced with fill material meeting the specifications of 310 CMR 15.255 (3), [15.255(5)].  
 3.) Septic tank(s), grease trap(s), dosing chamber(s) and distribution box(es) shall be set on a level stable base which has been mechanically compacted. If the component is placed in fill, proper compaction is required to ensure stability and to prevent settling; native ground with a 6 inch stone base is otherwise adequate [15.221(2)].  
 4.) From the date of installation of the soil absorption system until receipt of a Certificate of Compliance, the perimeter of the soil absorption system shall be staked and flagged to prevent the use of such area for all activities which might damage the system [15.246(2)].  
 5.) The Board of Health shall require inspection of all construction by an agent of the Board of Health and the designer and shall require such persons to certify in writing that all work has been completed in accordance with the terms of the permit and approved plans. 48 hours advance notice is requested.

**SYSTEM DESIGN CALCULATIONS**

1.) Basis of Design  
 Number of Bedrooms: 3  
 Other: 0  
 2.) Design Daily Flow Sewage Flow: 330 GPD  
 3.) Septic Tank Capacity  
 Required: 660 Gal.  
 Provided: 1,500 Gal.  
 4.) Soil Absorption System Capacity  
 Required: 330 GPD  
 Provided: 349 GPD\*  
 5.) A garbage disposal is NOT permitted with this design

\*[(perimeter = 12.83 x 2 + 25.0 x 2) x [depth = 2'] + [bottom = 12.83 x 25.0]) x 0.74 GPD/SF = 349 GPD

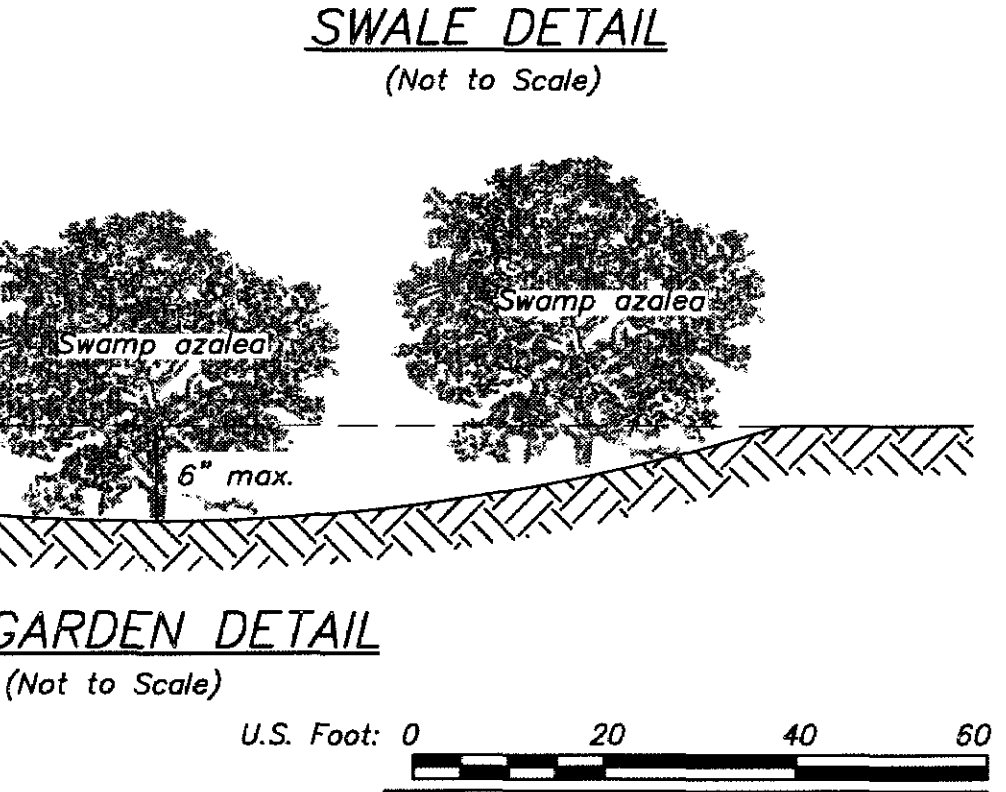
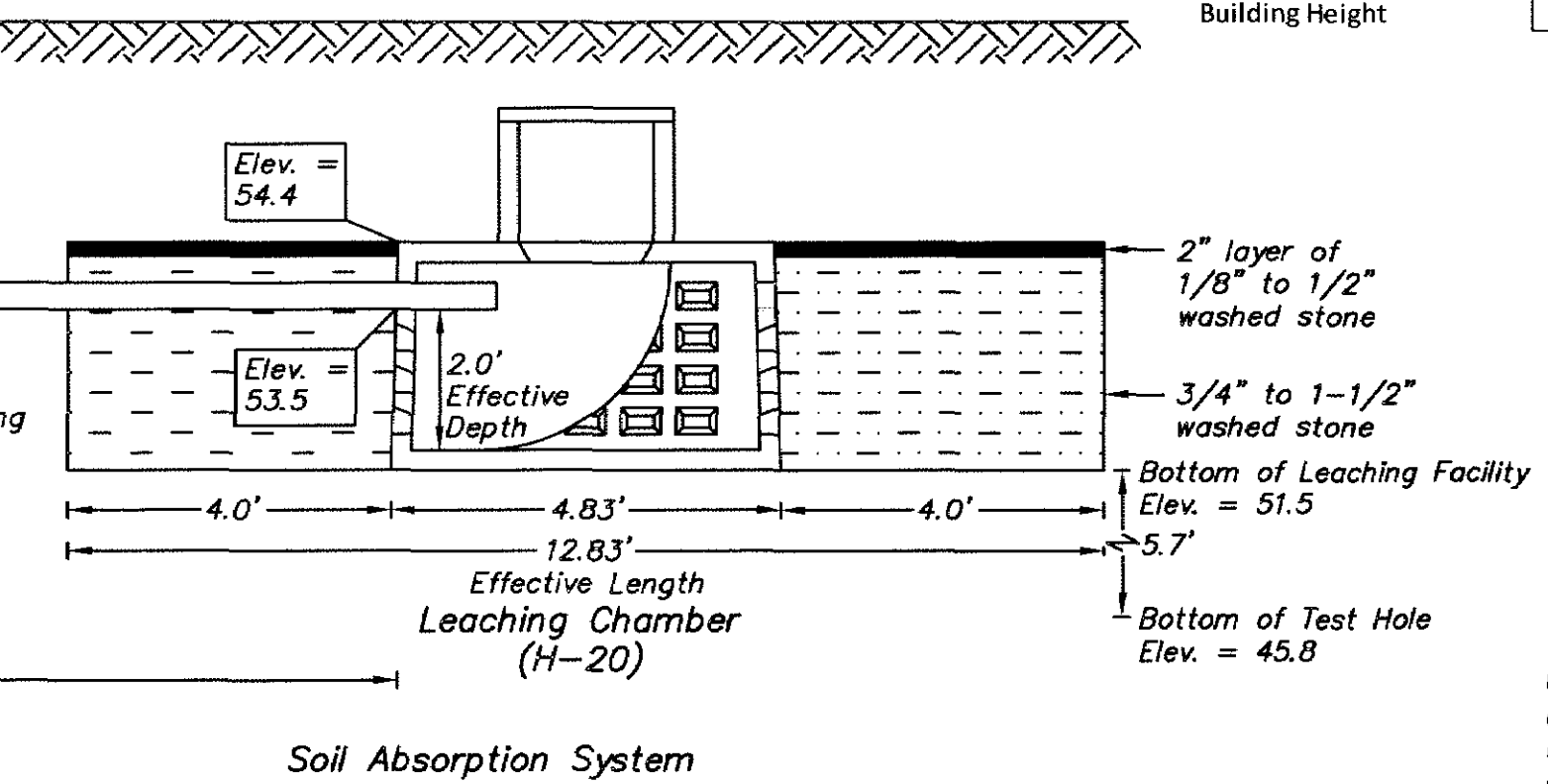
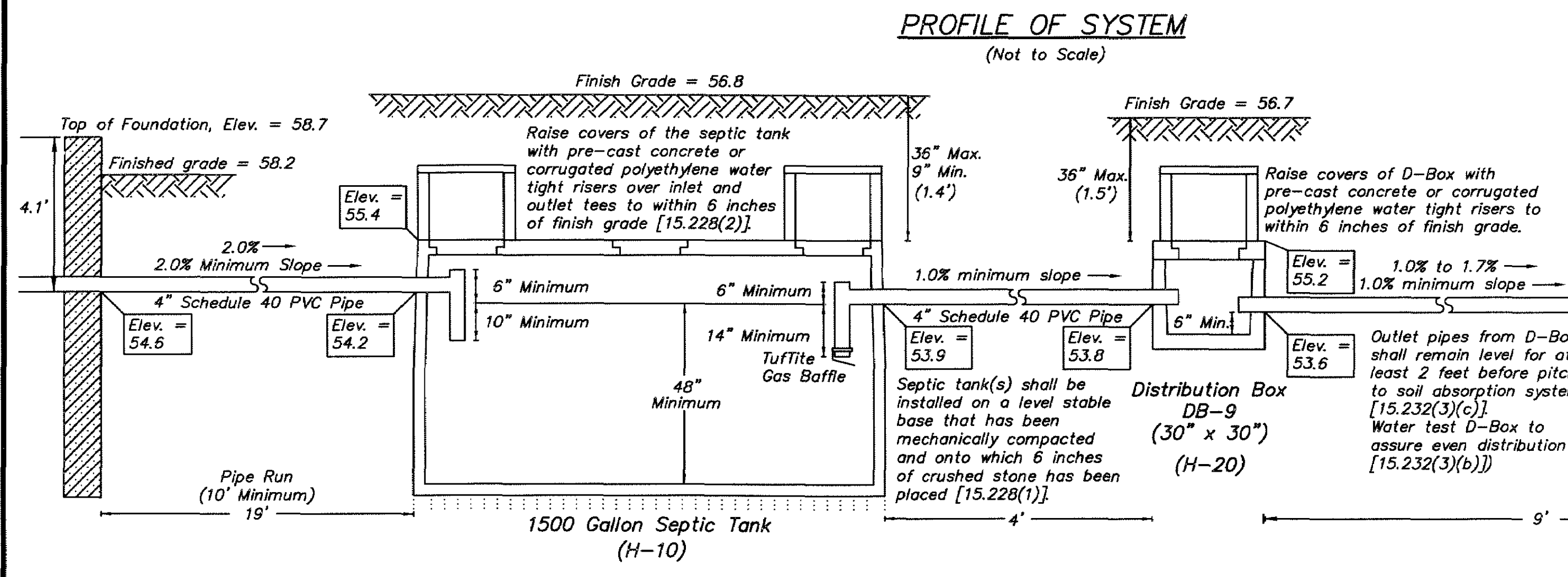
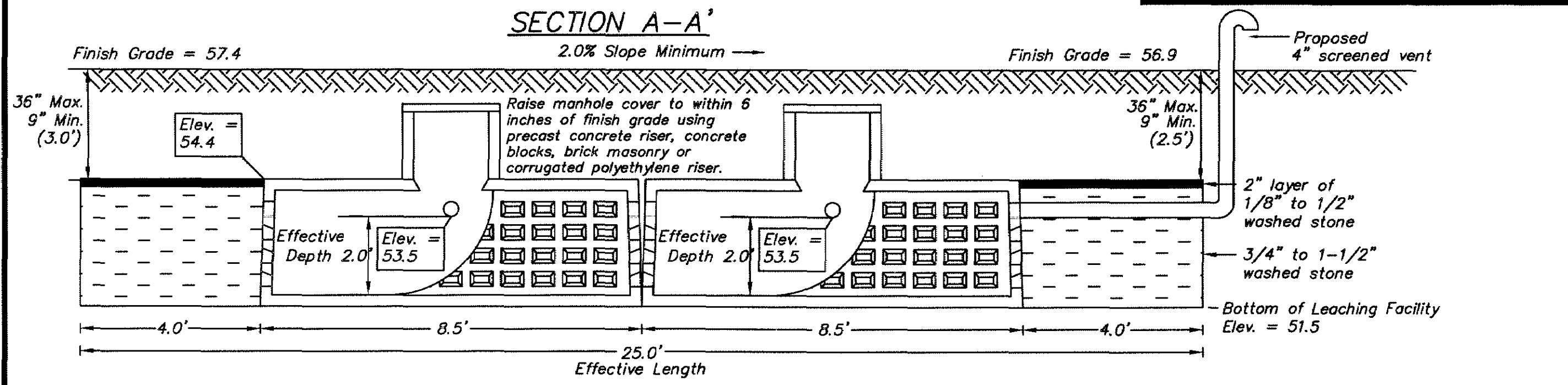
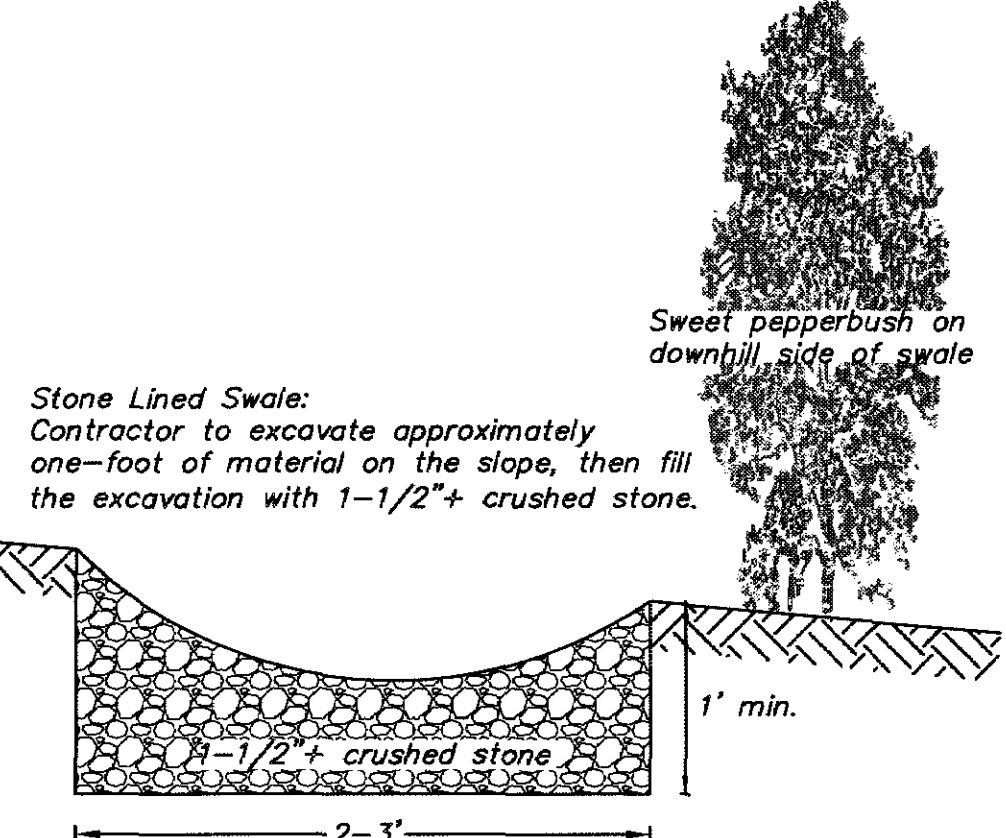
**PROPOSED BUILDING HEIGHT COMPUTATIONS**

Building	Elevation	Average
NE	57.8 + 57.8 = 115.6 / 2 =	57.8
SE	57.6 + 56.5 = 114.1 / 2 =	57.1
SW	49.0 + 46.5 = 95.5 / 2 =	47.8
NW	49.5 + 56.0 = 105.5 / 2 =	52.8
TOTAL		215.4
GRADE PLANE		215.4 Divided by 4 =
MAXIMUM ELEVATION		53.8
83.8 - Top of Foundation		53.8 Plus 30 =
		83.8
25.1 MAXIMUM HEIGHT ABOVE TOP OF FOUNDATION		25.1

The architectural plans depict the ridge to be about 24' above the top of foundation which results in a proposed building height of 28.9 ft.

**Zoning Compliance**

	Approved 2014	Required	Proposed
Lot Area	9,318 S.F.±	10,000 S.F.±	9,318 S.F.±
Buildable Upland	9,318 S.F.±	10,000 S.F.±	9,318 S.F.±
Frontage	75.16 Ft.	100 Ft.	75.16 Ft.
Front Yard Setback	15.4 Ft.	50 Ft.	46.5 Ft.
Side and Rear Yard Setback	81.6 Ft.	15 Ft.	9.8 Ft.
Lot Coverage	33.7%	60%	34.3%
Building Coverage	8.9%	N/A	12.8%
Front Parking Setback	19.2 Ft.	20 Ft.	22.0 Ft.
Side Parking Setback	7.6	15 Ft.	15.0 Ft.
Building Coverage	825 S.F.±		1,194 S.F.±
Site Features			
Driveway	1,696 S.F.±		1,600 S.F.±
Decks / Steps	520 S.F.±		300 S.F.±
Wall	100		100 S.F.±
Total	3,141 S.F.±		3,194 S.F.±
or	33.7%		34.3%
Net Floor Area	1,305 S.F.±		2,793 S.F.±
Building Height	29.2 Ft.	30.0 Ft.	28.9 Ft.



**SEWAGE DISPOSAL SYSTEM PLAN**

1711 Stone Hill Road, Chatham, Massachusetts

Date: 02-02-2018  
 Scale: 1" = 20'  
 Project No.: C-2843-01.0  
 Sheet No.: 1 of 1

**DALE ELDRIDGE**  
 ELDREDGE SURVEYING & ENGINEERING, LLC  
 1038 Main Street, Chatham, MA (508) 945-5885  
 (508) 945-3966

THADDEUS ELDRIDGE  
 No. 48471  
 REGISTERED PROFESSIONAL ENGINEER

DANIEL P. CROTEAU  
 No. 46253  
 REGISTERED PROFESSIONAL ENGINEER





*Town of Chatham*  
*Zoning Board of Appeals*



April 14, 2014  
Appeal No. 14-017

Dale Eldredge  
1486 Main Street  
Chatham, MA 02633

RE: 111 Stony Hill Road  
Chatham, MA

14 APR 16 11:41 AM

CHATHAM TOWN CLERK

Dear Mr. Eldredge:

At an open meeting held on April 10, 2014, following the Public Hearing on this Appeal No. 14-017, the Chatham Zoning Board of Appeals voted unanimously to grant your request for a Special Permit under Section V.B., Nonconforming Lots, Buildings and Uses, Enlargement, Extension or Change of the Chatham Protective Bylaw via the demolition of the existing dwelling and construction of a new dwelling which will comply with setback, coverage, and height requirements. The existing dwelling is nonconforming in that it is 6.3 feet from the road where 50 feet is required. The existing parking area is located on the street where a setback of 20 feet is required. The lot is nonconforming in that it contains 9,315 square feet where 10,000 square feet is required and contains 75.16 feet of frontage where 100 feet is required. The proposed parking area will create a new nonconformity as it will be 7.6 feet from the abutter's setback where 15 feet is required. The lot is located within the GB3 Zoning District. A **Special Permit** is required under **Section V.B., Nonconforming Lots, Buildings and Uses, Enlargement, Extension or Change and Section VIII.D.2.b** of the Protective Bylaw. A dimensional **Variance** is required under **Section VIII.D.2.c** of the Protective bylaw. The parcel is shown on Assessors' Map 14H, Block 4, Lot 8 and in the Barnstable County Registry of Deeds Book 27747, Page 330.

Present and voting to grant the Special Permit were Board members David Nixon, Donald Freeman, David Veach, and Joseph F. Craig and Paul Semple. Also present was Associate Member Rick Leavitt.

From the Appeal Petition, and facts brought out at the hearing, the Board members found that the Appellant proposes to alter, change or expand a nonconforming dwelling via the demolition of the existing dwelling and construction of a new dwelling as described in paragraph 1 of this document. In a memo dated April 7, 2014, the Board of Health Agent stated a septic plan for the proposed dwelling must be approved by the Board of Health. In a letter dated March 14, 2014, the Treasurer/collector stated the property has been in tax title for years but that there is a payment plan agreement between the applicant and the town. The Appellant has received a Certificate of Appropriateness from the Historic Business District Commission on March 19, 2014.

The Board heard from the appellant's representative, Thadd Eldridge who presented the proposal. Mr. Eldredge stated a Special Permit is being requested, and not a Variance. He reviewed the criteria

and there will be no negative impact on traffic, litter, views. The proposed dwelling is compatible with the neighborhood.

The Board members reviewed the criteria for the granting of a Special Permit and found that the request met the criteria. Specifically, the Board members found that the proposed dwelling is not substantially more detrimental to the neighborhood; in fact it is an improvement to the neighborhood, and voted 5-0-0 to grant the Special Permit.

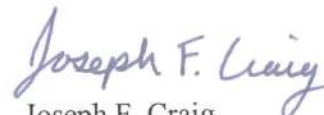
This Notice of Decision has been filed with the Chatham Town Clerk. An appeal, if any, from this Decision must be filed with the Superior or a District Court of Barnstable County or the Massachusetts Land Court within twenty days.

The granting of this Special Permit requires that, after twenty days following the filing of this Decision with the Chatham Town Clerk, the Town Clerk certifies on the Certificate and the Notice of Decision that no Appeal has been taken. Upon certification by the Town Clerk, you, the petitioner, must then record this Notice of Decision and Certificate at the Barnstable County Registry of Deeds. After recording the Notice of Decision and the Certificate, return a copy of the Certificate and the Notice of Decision (stamped at the Registry), to both the Chatham Zoning Board of Appeals and the Chatham Town Clerk.

This Special Permit shall lapse at the end of two years from the date of the filing of the Board's decision in the office of the Town Clerk if substantial use has not sooner commenced, except for good cause, including any court appeal process. Any construction authorized by this Special Permit must be carried through to completion as continuously and expeditiously as is reasonable after issuance of a building permit.

Massachusetts General Law Chapter 40A Section 14 does provide the Zoning Board of Appeals with the authority to, after conducting a public hearing with notice to all interested parties, reverse or affirm, in whole or in part, any decisions previously rendered. Any departure from the terms and representations made by the applicant in his/her application will be cause for review of this Special Permit if the Board finds, after notice and hearing in the manner described in M.G.L. Ch. 40A, that such departure is significant. All Appellants are therefore advised to proceed with approved projects in a manner consistent with the specifics noted in the Notice of Decision and as presented at the Public Hearing. The appellants are subject to all federal, state and local rules and regulations not specifically covered by the granting of a Special Permit.

Very truly yours,



Joseph F. Craig  
Clerk



COMMONWEALTH OF MASSACHUSETTS  
TOWN OF CHATHAM  
ZONING BOARD OF APPEALS

Certificate of Granting of a Special Permit  
(Massachusetts General Laws Chapter 40A, Section 14)

Appeal No. 14-017  
April 14, 2014

The Zoning Board of Appeals of the Town of Chatham hereby certifies that a Special Permit has been granted:

To: *Dale Eldredge*

Address: *1486 Main Street  
Chatham, MA 02633*

Affecting the rights of the owner with respect to land or buildings at **111 Stony Hill Road**, Chatham, MA also shown on Assessors' Map 14H, Block 4, Lot 8 and in the Barnstable County Registry of Deeds Book 27747, Page 330 and said Zoning Board of Appeals further certifies that the decision attached thereto is a true and correct copy of its decision granting a **Special Permit** and that copies of said decision, and of all plans referred to in the decision, have been filed with the Planning Board and the Town Clerk.

The Zoning Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no granting of a **Special Permit** shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and that no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the Barnstable County Registry of Deeds and indexed in the grantor index under the name of the owner of record is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

*David J. Nisan*  
Chairman

*Joseph F. Craig*  
Clerk



## LIMITED POWER OF ATTORNEY

I, Dale Eldredge, appoint, J. THADDEUS ELDREDGE, PLS, and/or his employees, Attorney-in-fact for and in my name, grant unto the said J. THADDEUS ELDREDGE, PLS, and/or his employees full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done relevant to the filing and representation to all Town of Chatham Boards and Commissions for property at 111 Stony Hill Road, Chatham, Massachusetts, to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that the said J. THADDEUS ELDREDGE, PLS and/or his employees shall lawfully do or cause to be done be virtue hereof.

IN WITNESS WHEREOF I have set my hand and seal this 31<sup>st</sup> day of January, 2018.

Sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

Client  
  
\_\_\_\_\_  
Dale Eldredge