

23-2P  
e#



**TOWN OF HARWICH**  
732 Main Street, Harwich, Massachusetts 02645

**ZONING BOARD OF APPEALS**

**Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")**

**This Application *does not* apply to Comprehensive Permits.**

**Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.**

This original completed and signed notice ("Application"), along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, **ALL** of which must be submitted on the date of filing, is listed on this Application. **THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM.**

To the Zoning Board of Appeals, Harwich, MA:

(We, I) hereby petition your Board for a public hearing on the request for action checked below:

- (X) Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
- (X) Application for a Variance from requirements of the Harwich Zoning By-Law.
- (X) Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address:

34 Bay View Road, Harwich Port, MA 02646. Said property is further described on

Assessor's Map #14 and Parcel # X11-0 located in the R-L Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s): See attached correspondence from Building Commissioner.

Signature of Owner (or Agent) [Signature] Date 5/25/23  
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name James S. Welch & Deborah S. Welch Phone No. 508-432-1643

Mailing Address: 7 Hillandale Lane, Westport, CT 06880

Agent Name: William D. Crowell, Esq. Phone No. 508-432-1643

Mailing Address: 466 Main Street, Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N) (Y)

If yes, the date of original hearing 9/29/99 Petition No. 99-70 Decision Grant Special Permit

**For Appeal Only:**

Reason for Denial: \_\_\_\_\_

Denial From: \_\_\_\_\_ Date of Denial: \_\_\_\_\_

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the **applicant's responsibility** to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

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Please be advised that an incomplete Application may result in a delay in processing your Application and **may result in a denial by the Board** without consideration of the merits of the Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete the Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. **All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.**

Please submit the following, sorted and grouped into **twelve (12) packets along with one (1) Certified Abutters List** (Available from the Assessors Department. A separate application and fee is required):

- X The original Application (additional stamped copies can be provided at a nominal fee):**
  - Signed by the owner or agent.
  - If signed by an agent, a letter of authorization signed by the owner must also be included.
  
- X A typewritten narrative to explain the project , the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.**
  
- X The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):**
  - 8½" x 11" or larger. *Larger plans must be folded.*
  - Scale no greater than 1" = 50'
  - Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
  - Certified Plot Plan must indicate:
    - the locus;
    - the parcel or parcels of land involved;
    - the existing building or buildings;
    - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
    - the location of the septic;
    - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
    - all perimeter dimensions (existing and proposed);
    - location and width of abutting and on-site street and drives, parking, existing topography;
    - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
  - Building Plans drawn to scale:
    - Floor layout (for existing structure and proposed additions and/or alterations)
    - Proposed front, side, and rear elevations
  
- X Certified Abutters List**
  
- X Check made payable to "Town of Harwich" for \$315.00.**

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Name of Applicant: James S. Welch & Deborah S. Welch

Address of Property: 34 Bay View Road, Harwich Port, MA 02646

Zoning District: R-L

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes \_\_\_\_\_ No X

If Yes, specify District(s): \_\_\_\_\_

Year Structure(s) Built: 1995

Name/Address of Engineer/Architect: unknown

Name/Address of Attorney: William D. Crowell, Esq., 466 Main Street, Harwich Port, MA 02646

	Required by Bylaw	Existing	Proposed
Lot Area	40,000	7,873	7,873
Frontage	150'	157.35'	157.35'
Front Yard Setback	25'	12.3'	27.7'
Side yard Setback	20'	10.2'	11.9'
2 <sup>nd</sup> Side Yard Setback	20'	50.6'	22.6'
Rear Yard Setback			
Building Coverage	15%	25.6%	36.5%
Site Coverage	30%	38.5%	49.4%
Building Height			
<b>If this is an Application for an Accessory Apartment, in addition to the above:</b>			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: Special Permit

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

\_\_\_\_\_

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 5/22/23

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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2023 MAY 25 P 1:29

**wcrowell.office1@comcast.net**

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**From:** Debbie Welch <dnljwelch@gmail.com>  
**Sent:** Friday, May 12, 2023 12:08 PM  
**To:** wcrowell.office1@comcast.net  
**Subject:** Welch authorization

We, James S. Welch and Deborah S. Welch, owners of 34 Bay View Road, hereby authorize William D. Crowell, Esq. to represent us before the Town of Harwich Zoning Board of Appeals.

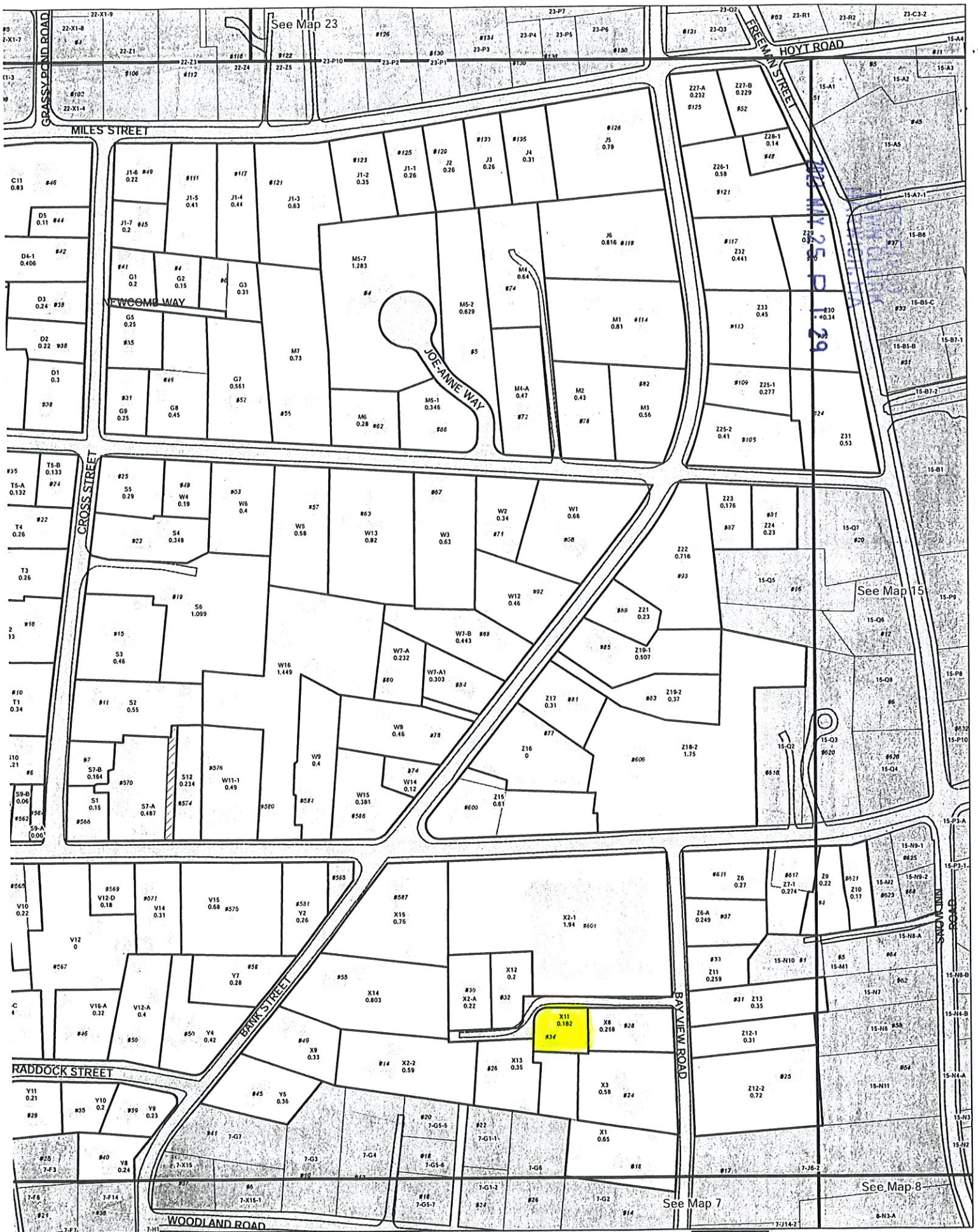
Thank you,

James S. Welch and Deborah S. Welch

Debbie Welch  
Dnljwelch@gmail.com  
203.803.0559 (c)

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**TOWN OF HARWICH**  
*Building Department*  
732 Main Street  
Harwich, MA 02645



**Telephone: (508) 430-7506**

**Fax: (508) 430-4703**

**By First Class Mail**

March 20, 2023

James & Deborah Welch  
7 Hillendale Lane  
Westport, CT 06880

Re: Zoning Relief Required  
Building Permit Application BP-23-29  
34 Bay View Road, Harwich, MA (Book 31176, Page 229)  
Zoning District R-L

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Dear James & Deborah Welch:

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by Outermost Land Survey, Inc. dated March 2, 2023

*Harwich Zoning Bylaw §325-54 "Nonconforming structures and uses"*

Should you desire to proceed with the project, you must first apply for the foregoing relief; this letter shall serve as a referral to the Board for the same. Copies of the necessary zoning forms and applications are available in the offices of the Town's Building and Planning Departments.

In the meantime, your building permit application shall be deemed 'incomplete' and the period to review and issue such permit suspended until such time as you apply for and obtain the special permit; the special permit decision issues and is filed with the Town Clerk; the applicable appeal period elapses; and you provide the Building Department a copy of the special permit decision as recorded with the Barnstable Registry of Deeds or, as applicable, the Barnstable Registry District.

I also reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

**Welch – 34 Bay View Road, Harwich Port**

The Petitioners seek a Special Permit to construct an addition to the pre-existing, non-conforming single family residence in accordance with the Certified Plot Plan by Outermost Land Survey, Inc. dated March 2, 2023 and Building and Elevation Plans by Thomas A. Moore Design Co. dated May 12, 2023 Pages A1–4 and EX 1–5.

The existing dwelling is non-conforming on the southerly side at 10.2 feet and the westerly side at 12.3 feet. It is conforming at 40.9 feet from Bayview Road on the northerly side and conforming as to the easterly abutter at 50.6 feet. The proposed addition will remain conforming from Bay View Road at 27.7 feet and conforming as to the easterly abutter at 22.6 feet. The westerly non-conformity of 12.3 feet from Bay View Road will remain unchanged. The proposed addition will be 11.9 feet from the southerly lot line which will decrease the existing non-conformity of 10.2 feet somewhat, but will still result in new habitable space within the required 20 foot setback.

The existing building coverage of 25.6% (15% max.) will increase somewhat to 36.5% and the existing site coverage of 38.5% (30% max.) will increase to 49.4%. However, it should be pointed out that the immediate southerly abutter is a tennis court and the immediate easterly abutter is a garage facility for the Melrose Condominium Complex located on the north side of Bay View Road.

In accordance with the findings of the Gale Case this Board has the authority to grant a Special Permit to intensify the existing set-back non-conformity on the southerly side and the existing building coverage and site coverage non-conformities as set forth above upon a finding that the same will not constitute a substantial detriment to the entire neighborhood.

In the alternative, the Petitioners request a Variance for the aforementioned addition.

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01-18-2000 @ 11:21

TOWN OF HARWICH  
BOARD OF APPEALS  
HEARING AND DECISION

N O T #99-70 N O T  
A N A N

On September 29, 1999, the Harwich Board of Appeals held a public hearing on the petition of Alan Curtis, 34 Bayview Road, Harwich Port, MA 02646. The petitioner, who is the owner of the property at 34 Bayview Road as shown on Assessor's Map # 14, Parcel X-11 in the RL zoning district sought an extension of a non-conforming structure on a non-conforming lot under Section X, Paragraph J to replace the existing deck with a new deck and screened in porch.

O F F I C I A L O F F I C I A L  
After the hearing, the Board made the following findings C O P Y

1. Dale Nikula represented the Petitioner. He stated the Petitioner was requesting permission to replace the existing deck with a new cedar deck and to screen in part of the deck to provide a "bug free" area for the children and eating.

He stated the existing structures are non-conforming and they are on a lot which is less than 10,000 square feet and thus they are unable to obtain a regular building permit.

The plan is to stay within the footprint of the house and not encroach further upon the adjacent property lines. He felt the project would enhance the appearance of the property and improve the function of the deck.

2. No Town Officials spoke. No one spoke in favor or opposition. An opinion from the Planning Board was submitted.

Based on the facts found, the Board voted unanimously to grant a special permit to petition #99-70.

Members voting in favor: Jussila, Hemeon, Cavanaugh, Peterson, Ferreira

Harwich Board of Appeals,

*William J. Jussila*  
William J. Jussila, Chairman

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TO THE BUILDING INSPECTOR: This Board of Appeals decision has been recorded

at the registry of Barnstable on \_\_\_\_\_ . TRANSACTION # \_\_\_\_\_  
DATE

This is to certify that more than twenty (20) days have elapsed since the filing of the foregoing decision in the office of the Clerk of the Town of Harwich, and no appeal from said decision has been filed.

A true copy: Attest:

*Anita N. Doucette*  
Anita N. Doucette, Town Clerk.

JAN 14 2000

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OCT 12 1999  
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TOWN OF HARWICH

BARNSTABLE REGISTRY OF DEEDS

BK 9745 Pg. 304





TOWN OF HARWICH

TOWN OF HARWICH  
ASSESSORS OFFICE  
732 MAIN STREET

MAY 25 2023

HARWICH, MASSACHUSETTS 02645

\*\* Please email all Abutters Requests to [assessing@town.harwich.ma.us](mailto:assessing@town.harwich.ma.us)

ASSESSORS OFFICE

OFFICE OF  
BOARD OF ASSESSORS  
Tel: 508-430-7503  
Fax: 508-430-7086

**ABUTTERS REQUEST FORM**

Board Requesting Action: Zoning Board of Appeals

Date Submitted: May 25, 2023

Applicant's Name: James S. Welch & Deborah S. Welch

Assessors Map(s) & Parcel(s): 14-X11-0

Property Location: 34 Bay View Road, Harwich Port, MA 02646

Owner(s): James S. Welch & Deborah S. Welch

Contact Person: William D. Crowell, Esq.

E-mail Address: [wcrowell.office1@comcast.net](mailto:wcrowell.office1@comcast.net)

Telephone #: 508-432-1643

Type of Petition: Special Permit

I hereby certify that the names and addresses on the attached or preceding sheet (s) are of the owners as they appear in the assessing departments most recent computerized tax list

Assessors Approval By:  5/25/23

**INVOICE**

*This cover sheet is also your invoice.*

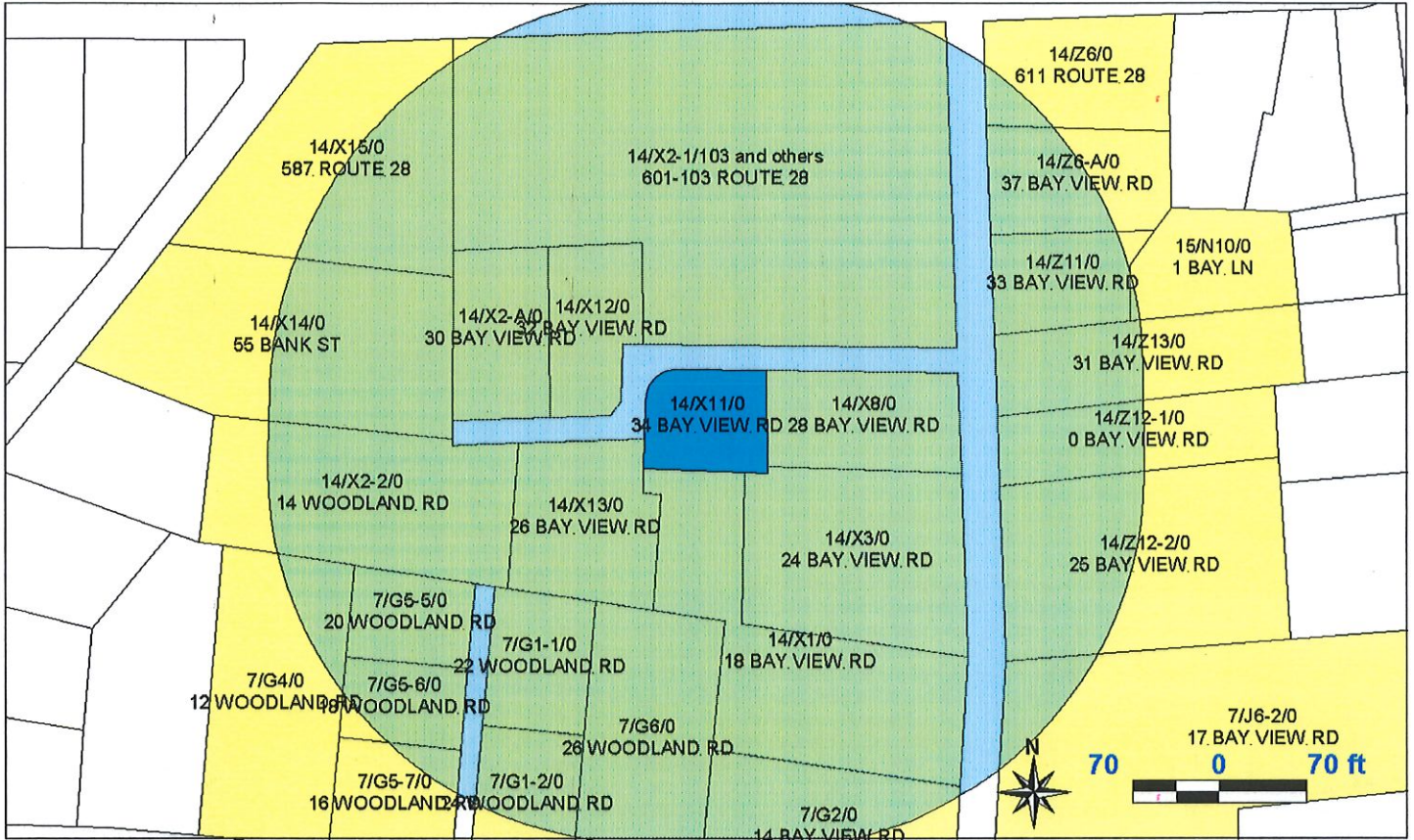
	<u>Amount</u>	<u>Date Paid</u>	<u>Ck #</u>
Up to 25 Abutters	\$50.00	5/25/23	2722
Additional Abutters _____ @ \$2.00 ea	_____	_____	_____
<b>TOTAL</b>	_____	_____	_____

Make checks payable to: Town of Harwich



TOWN OF HARWICH, MA  
 BOARD OF ASSESSORS  
 732 Main Street, Harwich, MA 02645

Abutters List Within 300 feet of Parcel 14/X11/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1846	7-G1-1-0-R	WHEELER JOHN HUBBARD JR TR ET WHEELER JEANNIE S TR	22 WOODLAND RD	22 WOODLAND RD	HARWICH PORT	MA	02645
8165	7-G1-2-0-R	MARYNIUK MELINDA DOWNIE ET ALS SEBRING CAROLYN DOWNIE	24 WOODLAND RD	308 POND ST	JAMAICA PLAIN	MA	02130
1850	7-G2-0-R	RECH JAMES TRS ET AL RECH SUSANNE TRS	14 BAY VIEW RD	3 LADY SLIPPER LN	N READING	MA	01864
8167	7-G4-0-R	GEARY JAMES M & GEARY THERESE M	12 WOODLAND RD	28 ABBEY RD	WESTWOOD	MA	02090
19941	7-G5-5-0-R	STEFFAN ALEXANDER P & STEFFAN NADINE F	20 WOODLAND RD	156 ADAMS ST	QUINCY	MA	02171
19942	7-G5-6-0-R	FUERST SHAUNA K	18 WOODLAND RD	83 COLONIAL DR	MANSFIELD	MA	02048
19940	7-G5-7-0-R	VEALE JOHN & VEALE AMY	16 WOODLAND RD	118 HUNTINGTON AVE APT 1802	BOSTON	MA	02116
8173	7-G6-0-R	WELCH JOHN R TRS ET AL WELCH KATHLEEN H TRS	26 WOODLAND RD	42 FLINTLOCKE LANE	MEDFIELD	MA	02052-1916
17707	7-J6-2-0-R	HIGGINS BRIAN J	17 BAY VIEW RD	25 ORCHARD LN	RYE	NY	10580-3620
19978	14-X1-0-R	TROWBRIDGE STEPHEN TRS ET AL TROWBRIDGE PEGGY TRS	18 BAY VIEW RD	2220 CANTON ST UNIT 408	DALLAS	TX	75201
17348	14-X2-1-0-E	WISE CHRISTOPHER D TR WISE PROPERTIES NOMINEE TRUST	601 ROUTE 28	601 ROUTE 28	HARWICH PORT	MA	02646
20655	14-X2-1-101-R	KENNEDY BRIAN	601-101 ROUTE 28	C/O LAYHER CO 9840 WEST POINT DR SUITE 150	INDIANAPOLIS	IN	46256
20656	14-X2-1-102-R	ONEIL MARIE C/O ROCHE EMILY MERRILL ET ALS	601-102 ROUTE 28	21 ST JAMES UNIT 131	BROOKLYN	NY	11205
20657	14-X2-1-103-R	RUDNICKY PETER M	601-103 ROUTE 28	601 ROUTE 28 UNIT 103	HARWICH PORT	MA	02646
20658	14-X2-1-104-R	BUCK RENE	601-104 ROUTE 28	2316 ROLESVILLE RD	WAKE FOREST	NC	27587



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
20659	14-X2-1-105-R	GILMORE HELEN D LIFE ESTATE	601-105 ROUTE 28	601 ROUTE 28 UNIT 105	HARWICH PORT	MA	02646
20660	14-X2-1-106-R	WADE MICHAEL	601-106 ROUTE 28	601 ROUTE 28 UNIT 106	HARWICH PORT	MA	02646
20661	14-X2-1-107-R	YINDRA ROBERT C ET AL YINDRA JULIE A	601-107 ROUTE 28	PO BOX 664	NEWPORT	VT	05855
20662	14-X2-1-108-R	BATE MARNA E TR MARNA E BATE LIVING TRUST	601-108 ROUTE 28	601 ROUTE 28 UNIT 108	HARWICH PORT	MA	02646
20663	14-X2-1-109-R	KENNELLY JOAN W TRS ET AL KENNELLY JAY S TRS	601-109 ROUTE 28	601 ROUTE 28 UNIT 109	HARWICH PORT	MA	02646
20664	14-X2-1-110-R	FOLLAS JOHN C TRS ET AL FOLLAS CARROLL TRS	601-110 ROUTE 28	601 ROUTE 28 UNIT 110	HARWICH PORT	MA	02646
20665	14-X2-1-111-R	LOEDEL SHIRLEY TR SHIRLEY LOEDEL REVOCABLE TRUST	601-111 ROUTE 28	C/O BONNIE L LOEDEL 601 ROUTE 28 UNIT 111	HARWICH PORT	MA	02646
20666	14-X2-1-112-R	MCGREEVY WILLIAM J	601-112 ROUTE 28	951 DESOTO RD UNIT 426	BOCA RATON	FL	33432
20667	14-X2-1-201-R	GROSWALD PAMELA M	601-201 ROUTE 28	601 ROUTE 28 UNIT 201	HARWICH PORT	MA	02646
20668	14-X2-1-202-R	MCALLISTER MICHAEL E	601-202 ROUTE 28	601 ROUTE 28 UNIT 202	HARWICH PORT	MA	02646
20669	14-X2-1-203-R	TREACY JACQUELYNNE M	601-203 ROUTE 28	601 ROUTE 28 UNIT 203	HARWICH PORT	MA	02646
20670	14-X2-1-204-R	MENNELL ROY F LIFE ESTATE	601-204 ROUTE 28	601 ROUTE 28 UNIT 204	HARWICH PORT	MA	02646
20671	14-X2-1-205-R	BERARDI ELIZABETH ROURKE	601-205 ROUTE 28	601 ROUTE 28 UNIT 205	HARWICH PORT	MA	02646
20672	14-X2-1-206-R	FURMAN NATHAN H ET AL FURMAN MARGO H	601-206 ROUTE 28	117 DUNNING RD	NEW CANAAN	CT	02478
20673	14-X2-1-207-R	FELAHI JOAN M	601-207 ROUTE 28	601 ROUTE 28 UNIT 207	HARWICH PORT	MA	02646
20674	14-X2-1-208-R	GOSLINE THOMAS J TR JOHN K GOSLINE & MARY BETH	601-208 ROUTE 28	5 PIRATES LN UNIT 51C	PUNTA GORDA	FL	33955
20675	14-X2-1-209-R	SHERMAN LINDA A	601-209 ROUTE 28	601 ROUTE 28 UNIT 209	HARWICH PORT	MA	02646
20676	14-X2-1-210-R	STELLA JUDITH R	601-210 ROUTE 28	601 ROUTE 28 UNIT 210	HARWICH PORT	MA	02646
20677	14-X2-1-211-R	QUINN BARBARA M	601-211 ROUTE 28	601-211 ROUTE 28	HARWICH PORT	MA	02646
20678	14-X2-1-212-R	LEPORE JOANNE D	601-212 ROUTE 28	601 ROUTE 28 UNIT 212	HARWICH PORT	MA	02646
20679	14-X2-1-213-R	SELZ KATHLEEN P & WESTPHAL CHARLES R	601-213 ROUTE 28	1141 SHERIDEN RD	HIGHLAND PARK	IL	60035
20680	14-X2-1-214-R	JOHNSON THOMAS P ET ALS JOHNSON THOMAS P TRS ET AL	601-214 ROUTE 28	601 ROUTE 28 UNIT 214	HARWICH PORT	MA	02646
20681	14-X2-1-215-R	DAWES ANDREA TR DAWES TRUST	601-215 ROUTE 28	601 ROUTE 28 UNIT 215	HARWICH PORT	MA	02646
20682	14-X2-1-216-R	HUETTIG ELLEN D	601-216 ROUTE 28	601 ROUTE 28 UNIT 216	HARWICH PORT	MA	02646
20683	14-X2-1-217-R	ONEIL MARIE R	601-217 ROUTE 28	PO BOX 217	HARWICH PORT	MA	02646
17349	14-X2-2-0-R	STARLIGHT 4 LLLP	14 WOODLAND RD	6116 E WARREN AVE	DENVER	CO	80222
20468	14-X2-A-0-R	NOONAN JEFFREY E & NOONAN LESLIE A	30 BAY VIEW RD	10 MARSHALL AVE	MANSFIELD	MA	02046
2110	14-X3-0-R	FLETCHER CAROLYN R	24 BAY VIEW RD	84 BLACK ROCK DR	HINGHAM	MA	02043
2111	14-X8-0-R	TEMPERO EILEEN TR EILEEN M TEMPERO TRUST	28 BAY VIEW RD	1080 BEACON ST UNIT 5B	BROOKLINE	MA	02446
8550	14-X11-0-R	WELCH JAMES S & WELCH DEBORAH S	34 BAY VIEW RD	7 HILLDALE LN	WESTPORT	CT	06880
2112	14-X12-0-R	JACKSON KAREN A ET AL SABATINELLI E LOUIS	32 BAY VIEW RD	3 GIBBON AVE	MILFORD	MA	01757
2113	14-X13-0-R	GRANT DOUGLAS W ET AL BARKOW JANET G	26 BAY VIEW RD	518 ELDER LANE	WINNETKA	IL	60093
2114	14-X14-0-R	WALTER WENDY GRANT TR WENDY WALTER REVOCABLE TRUST	55 BANK ST	C/O CORNERSTONE ADVISORS INC 225 108TH AVE NE UNIT 400	BELLEVUE	WA	98004
19480	14-X15-0-R	HAYES G HOWARD TR HOJO REALTY TRUST	587 ROUTE 28	PO BOX 1048	BREWSTER	MA	02631
8561	14-Z6-0-R	YOUNG JOSEPH M II & YOUNG KRISTEN B	611 ROUTE 28	611 ROUTE 28	HARWICH PORT	MA	02646
2201	14-Z6-A-0-R	NICKERSON ROBERT ELLIOTT TRS E NICKERSON BARBARA ANN MULLIGAN	37 BAY VIEW RD	37 BAY VIEW RD	HARWICH PORT	MA	02646
2220	14-Z11-0-R	MUNRO NANCY M TRS ET AL MUNRO MICHAEL SCOTT TRS	33 BAY VIEW RD	106 LEWIS AVE	WALPOLE	MA	02081
2221	14-Z12-1-0-R	ONEILL RAYMOND G ET AL TR RAYMOND G ONEILL REALTY TRUST	0 BAY VIEW RD	C/O PATRICIA O'NEILL 31 BAY VIEW RD	HARWICH PORT	MA	02646
7965	14-Z12-2-0-R	BALLSTER LLC	25 BAY VIEW RD	910 SO POWERS CT	ATLANTA	GA	30327
2224	14-Z13-0-R	ONEILL RAYMOND G ET AL TR RAYMOND G ONEILL REALTY TRUST	31 BAY VIEW RD	C/O PATRICIA A O'NEILL 31 BAY VIEW RD	HARWICH PORT	MA	02646
11863	15-N10-0-R	POTE MARGERY A	1 BAY LN	9658 LAKESHORE DR	HEGUE	NY	12836