

The Cape Cod Chronicle's Spotlight Home Of The Week



34 Lake Dr., Orleans
Year Built: 1990
Square Footage: 4,067
Lot Size: 1.03 acres
Number of Bedrooms: 4
Number of Baths: 2F/2H
Listing Price: \$1,199,000

Listed by: Robert Paul Properties, 508-945-5553
Listing Agents: Tony Guthrie, 508-246-3236; Sharon Mabile, 508-776-4645

by Debra Lawless

This Cape with views of a tranquil pond has access to a deeded deep-water dock, a mooring and a beach through the Quanset Harbor Club Association.

“That’s a really big plus,” says broker Tony Guthrie. Also, the house is “nice and private, the way it’s situated.”

Step inside the front door and you’re in a foyer. To the right is the den/office and to the left is the living room with its wood-burning fireplace. This goes through to the dining room with gorgeous views of Lily Pond.

“If you like watching birds, turtles, ducks, this is the house,” Guthrie says. A light-filled master suite is off the dining room.

At the far end of the house is the open kitchen with a breakfast nook. The kitchen and wet bar have new quartz countertops. From here you reach the great room with skylights in the cathedral ceiling and oversized sliders that open to the deck and yard overlooking the pond. A mudroom, laundry and access to the garage are off here.

“It’s a comfortable, very stylishly-done home,” Guthrie says.

Upstairs is a loft/TV room. Two bedrooms with views share a bath. A bonus storage room could be converted to a fourth bedroom.

The house has lots of storage; in addition, the storage area over the garage as well as the large basement could be finished. The house has a full-house generator and was recently painted inside and out.

The location is convenient to shopping and restaurants in Orleans, Harwich and Chatham.

LEGAL ADVERTISING

TOWN OF CHATHAM

PRIVATE ROADS SNOW REMOVAL POLICY

The following are the minimum standards to prevent damage to Town equipment during snow and ice removal. If private roads do not meet these requirements for the winter of 2018 / 2019, plowing and sanding services will not be provided.

- The travel lane for any private road shall be no less than (12) feet wide.
- Roadside clearance of any obstacles including vegetation shall be no less than two (2) feet either side.
- Height clearance shall be no less than (13) feet from the road surface.
- There must be ample room for emergency vehicles to turn around if the road is a dead end.
- Paved or unpaved private roads shall have no defects (potholes or ruts) exceeding two (2) inches in depth.
- All private ways shall have a visible street sign, and be open to the public.
- The Highway Department will perform yearly inspections of all private roadways each September and a reinspection in the first week of December which will be posted in the Cape Cod Chronicle.

The following roads have failed inspection and must be brought up to these standards in order to receive snowplowing and sanding services this winter.

Road Name	NOTED DEFICIENCIES			
	Grading	Trimming	Patching	MISCELLANIES
BALFOUR LANE EXT.		X	X	
CHARLES STREET	X			
CLARK METTERS ROAD	X	X		
CLIFFORD PLACE				trim & patch turn around
CORY LANE				make repair to road at catch basin
COURTNELL ROAD				25 remove rocks from edge of road
CRANBERRY WAY (SC) C/C	X			
CUTTER ROAD	X			
DAVID'S LANE		X		over hanging limbs 13' height
DEERING DRIVE		X		both sides entire road
DUSTY MILLER LANE	X		X	
EASTWARD ROAD				remove picket fence from road
EVERGREEN LANE				move asphalt
FAIRVIEW AVENUE (DIRT)	X			
FAIRVIEW DRIVE NORTH (DIRT)	X			
FOX HILL ROAD EXT			X	patch or over lay
GLENDON WAY	X			
GRAMMY'S LANE	DO	NOT	PLOW	

Road Name	NOTED DEFICIENCIES			
	Grading	Trimming	Patching	MISCELLANIES
GREAT HILL ROAD	X			
GREAT HILL ROAD	X			
HAROLD LANE			X	
HOLLY DRIVE		X		repair catch basins
IVY LANE				Do Not Plow Residents Request
JEANETTE DRIVE	X			
KENDRICK ROAD "DIRT"	DO	NOT	PLOW	
LADY SLIPPER LANE		X		
LANTERN LANE	X			
LINDA LANE			X	
LINNELL LANE	DO	NOT	PLOW	
LOCUST LANE		X		
LORDS POND ROAD			X	at turn around
MILLS ROAD	X		X	
MISTY MEADOW LANE			X	
NELLIE'S WAY		X		over hanging limbs 13' height
OLD HARBOR LANE				Do Not Plow Residents Request
OYSTER BAY LANE				Do Not Plow Residents Request
PATTEN LANE	DO	NOT	PLOW	
PELLET LANE				fill in holes at asphalt apron
PINE TREE ROAD	X			
PLEASANT PLACE		X		fix asphalt apron
PORT VIEW RD Private End		X		over hanging limbs 13' height
POWER LANE				move boat in turn around
RACCOON RUN				no place to turn around
RALPH STREET			X	
ROBBINS WAY				fill in potholes or grade
ROBINSON COURT	DO	NOT	PLOW	
SALT MARSH WAY				residents only sign
SEA SHELLS DRIVE		X	X	
SHADY ACRE DRIVE	X			
SHADY LANE		X	X	
SHAW LANE	DO	NOT	PLOW	
SKIPPERS WAY	X			
STAGE COACH DRIVE	X	X	X	
STAGE ISLAND ROAD				177 remove rocks edge of road
STEPHEN DRIVE		X		
SWIFT LANE				move boat 10' away from edge of road
SYLVAN WAY	X			
TAYLOR LANE			X	fix asphalt around catch basin at turn around
TAYLOR POND Private End				remove rocks along side of road
TOMS WAY	X			
VALLEY ROAD			X	
WATTS STREET	DO	NOT	PLOW	
WELLS HOLLOW			X	
WILDERWOOD LANE			X	
WINDWARD PASSAGE				make repair to catch basin at turn around
YOUNGS ROAD EXT		X		

**TOWN OF CHATHAM
ZONING BOARD OF APPEALS
AMENDED AGENDA**

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, January 10, 2019**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 17-001: David and Andrea Smith, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **364 Old Harbor Road**, also shown on the Town of Chatham's Assessors' Map 15G Block 8 Lot 29. The Applicant seeks to extend Special Permit No. 17-001 for one year. The current expiration date is February 23, 2019, and the proposed expiration date is February 23, 2020. Special Permit No. 17-001 allowed the Applicant to convert and expand the second floor of the existing garage to an office and owners quarters as well as the reconfiguration of the interior of the main structure maintaining a total of eight one-bedroom guestrooms. The accessory structure will remain nonconforming as to the westerly abutters' setback at 16.9 feet where 25 feet is required. The lot is nonconforming in that it contains 20,598 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 14 and Section VIII.D.2.b. of the Protective Bylaw.**

Application No. 18-098: Double K. Ranch, LLC, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, agreed vendee of property located at **80 Main Street**, also shown on the Town of Chatham's Assessors' Map 17B Block 7 Lot 54. The Applicants seek to relocate an existing elevated stairway and unpaved path to comply with the required setback. Additionally, a section of the existing platform will be raised to allow for the connection to the relocated stairway. The property contains 10,704 square feet and is located within the R20 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections IV.A.3.a., VIII.C.4. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 18-099: Alfred E. Greco, Jr. Trust of 1998 and Cora E. Greco Trust of 1998, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **899 Orleans Road**, also shown on the Town of Chatham's Assessors' Map 10J Block 1 Lot 1. The Applicant seeks to enlarge, extend, or change a nonconforming accessory structure (guesthouse) on a nonconforming lot via the construction of a new guesthouse. The existing guesthouse is nonconforming in that it is located 5 feet from the southeasterly abutter. The proposed guesthouse will be nonconforming in that it will be located 5.5 feet from the southeasterly abutter where a 25 foot setback is required. The existing building coverage is 2,757 square feet (4.9%) and the proposed building coverage is 2,991 square feet (5.3%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 0 feet of frontage where 150 feet is required. The lot contains 74,050 square feet in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Section V.B. of the Protective Bylaw.**

Application No. 18-100: Thomas R. and Nancy C. Ferry, c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, owner of property located at **178 Queen Anne Road**, also shown on the Town of Chatham's Assessors' Map 14E Block 16 Lot M4. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of a conforming addition to the existing dwelling as well as the demolition of the existing guesthouse and the construction of a new guesthouse. Also proposed is the demolition of the existing nonconforming shed. The existing dwelling is nonconforming in that it is setback 36.8 feet from the road where 40 feet is required. The existing building coverage is 3,517 square feet (8.7%) and the proposed building coverage is 4,030 square feet (9.96%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 138.8 feet of frontage where 150 feet is required and due to the guesthouse, is nonconforming in that contains 40,462 square feet where 60,000 square feet is required in the R40 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. 18-090: William and Betina Shakespeare, c/o Richard Roy, 123A Queen Anne Road, Harwich, MA 02645, owners of property located at **87 Moocussers Lane**, also shown on the Town of Chatham's Assessors' Map 11A Block 16A Lot F11. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the construction of an addition. The existing dwelling is nonconforming in that it is located 22 feet from the Coastal Conservancy District (Flood Plain ele. 11). The proposed addition will be nonconforming in that it will be located 35 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing building coverage is 1,882 square feet (5.8%) and the proposed building coverage is 2,678 square feet (8.1%) where 10% is the maximum allowed. The lot is nonconforming in that it contains 120 feet of frontage where 150 feet is required. The lot contains 62,582 square feet where 40,000 square feet is required in the R40 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 6 and Sections V.B. of the Chatham Protective Bylaw. Continued from December 6, 2018.**

Other Business:
Approval of minutes
Public Comments

Plans, site plans, and all other documents related to these Applications are on file with the Department of Community Development, located at 261 George Ryder Road and may be viewed Monday through Thursday, 7:00 a.m. to 4:00 p.m.; Friday, 7:00 a.m. to 12:30 p.m.

The full agenda for this meeting will be posted at: 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
Dec. 27, 2018 and Jan. 3, 2019

LEGAL ADVERTISING

**AGENDA
TOWN OF CHATHAM
PLANNING BOARD MEETING
ANNEX LARGE MEETING ROOM
261 GEORGE RYDER ROAD
JANUARY 8, 2019
6:00PM**

Please Note: This meeting will be broadcast live on Channel 18 and will be available shortly thereafter for scheduled and on-demand viewing.

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.

MINUTES: December 11, 2018

APPROVAL NOT REQUIRED:

22 Frost Fish Hill & 497 Orleans Road/Wm. Marsh, Trustee, Frost Fish Hill NT/Riley-Clark Eng/Conveyance

ENDORSEMENT OF PLANS:

2337 Main Street/Denis J. Jordan/Clark Eng./Outermost Land Survey, Inc./Proposed three (3) lot subdivision

SITE PLAN REVIEW:

Amended
359 Main Street/Inn Partners LLC/Eldredge/Proposed addition to an existing building to expand the kitchen and an addition of a roof deck. This proposal also includes associated site improvements as shown on the submitted plans.

SITE PLAN REVIEW:

Extension of Time
364 Old Harbor Road/Smith/Norcross/Extension of Site Plan Approval & Statement of Conditions

SITE PLAN REVIEW:

Formal
782-784 Main Street/782 Main Chatham, LLC/Zehnder/Proposed demolition of existing four-unit apartment building (#784) at rear of property and construction of a new three-unit townhouse style building and a three-bay parking garage behind the existing building located at the front of the property (#782) **(Requested Continuance to February 26, 2019)**

REQUEST FOR COMMENT:

12 Pond Street/Bigliuzzi/Eastward Co./Riley/Maintenance of Driveway in the Conservancy District

LONG RANGE PLANNING:

Accessory Dwelling Unit (ADU) Proposed Bylaw – Discuss possible revisions to the draft bylaw

DISCUSSION:

Charter Review Request

OTHER BUSINESS:

Public Comments
Chairman's Comments- MA Conflict of Interest Law/State Ethics Commission - Education Requirements for Members of Town Boards/Commissions/ Committees

PUBLIC COMMENT: The public can speak to any current or future issue relevant to the normal business of the Planning Board.

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 at the Town of Chatham, Community Development Office, 261 George Ryder Road M-Th between the hours of 7am and 4pm and Friday from 7am till 12:30pm

The Cape Cod Chronicle
Jan. 3, 2019

**TOWN OF CHATHAM
HISTORICAL COMMISSION
AGENDA
JANUARY 15, 2019**

The Chatham Historical Commission will hold a public meeting on Tuesday, January 15, 2019 beginning at 9:00 AM at the Town Hall Annex, Lower Level - Committee Room, 261 George Ryder Road, Chatham.

HEARINGS:

Application No: 19-001 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: **216/220 Main Street**, filed by: David Gelfman, 456 North Salem Road, Ridgefield, CT 06877 for: Gelfman Family Nominee Trust, 462 North Salem Road, Ridgefield, CT 06877

Application No: 19-001 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 Demolish or Partially Demolish a Historic Building or Structure located at **216/220 Main Street**, filed by: David Gelfman, 456 North Salem Road, Ridgefield, CT 06877 for: Gelfman Family Nominee Trust, 462 North Salem Road, Ridgefield, CT 06877

The full agenda for this meeting will be posted at: www.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Frank Messina
Chairman

The Cape Cod Chronicle
Dec. 27, 2018 and Jan. 3, 2019

**TOWN OF CHATHAM
CEMETERY COMMISSION
PUBLIC HEARING NOTICE**

Notice is hereby given that the Cemetery Commission will hold a public hearing on Friday, January 18, 2019 at 8:00 AM, in the Conference Room at the DPW Complex, 221 Crowell Road, to consider the adoption of the Rules and Regulations for the Columbarium at Seaside Cemetery.

All interested parties are encouraged to attend.

George Goodspeed, Chairman
David Whitcomb, Commissioner
Stephen Hart, Commissioner

The Cape Cod Chronicle
Jan. 3 and 10, 2019

**TOWN OF CHATHAM
BOARD OF SELECTMEN
PUBLIC HEARING NOTICE**

The Chatham Board of Selectmen will hold a public hearing at 6:00 p.m. on Monday, January 7, 2019, in the large conference room at the Town Hall Annex, 261 George Ryder Road, Chatham, MA to consider a request from Verizon New England Inc. and NSTAR Electric Company dba Eversource Energy.

Petitions (MA2018-47 & MA2018-43) have been received from Verizon New England, Inc. and NSTAR Electric Company dba Eversource Energy which propose to remove one (1) pole 122/5, on the southerly side of Seapine Road and the install underground conduit along Seapine Road from Pole 122/4 to 122/6 as requested by an abutter.

All interested parties are encouraged to attend.

Dean P. Nicastro, Chairman
Cory J. Metters Vice Chairman
Peter K. Cocolis, Clerk
Shareen Davis, Selectman
Jeffrey S. Dykens, Selectman
Board of Selectmen

The Cape Cod Chronicle
Jan. 3, 2019

**HARWICH BOARD OF HEALTH
NOTICE OF PUBLIC MEETING**

The Harwich Board of Health will conduct a public hearing to solicit public comment on the proposed creation of fees for new license and permit types. These new types include Licensed Utility Installers and Sewer Connection Permits. Please visit the Health Department website or contact the office at 508-430-7509 for more details. The hearing will be held on **TUESDAY, JANUARY 15, 2019** in the **Donn B. Griffin Room**, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **7:00 p.m.**

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."

HARWICH BOARD OF HEALTH
Pamela Howell, R.N., Chair
Frank Boyle, Vice Chair
Cynthia Bayerl
Dr. Matthew Cushing

The Cape Cod Chronicle
Jan. 3 and 10, 2019

**TOWN OF HARWICH
HISTORIC DISTRICT & HISTORICAL COMMISSION
LEGAL NOTICE**

The Historic District and Historical Commission will hold a public hearing on Wednesday, January 16, 2019 in the Griffin Room, Town Hall, at 732 Main Street, Harwich, MA to consider the following applications. The public hearing will begin at 6:00 p.m. followed by a public meeting. Any member of the public having an interest in these applications is invited to attend and provide information and comment relevant to this matter or may submit the same in writing.

HH2019-01 Certificate of Appropriateness (COA) has been received for 724 Main Street, identified as Verizon, Map 41, Parcel B8-1, in the C-V Zone and the Harwich Center Historic District. The application proposes to upgrade existing generators, install new roof mounted A/C unit and surround the flat roof with a white vinyl 3.5' foot fence, modernize and replace existing west elevation louver and install an 8' cedar fence surround and replace the exhaust stack. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich c.131 Historic Preservation, Article I. Donald Ambrosio, Nelson Architects as Applicant for owner, NYNEX/New England Tel & Tel Co.

All documents related to the above case(s) are on file with the Planning Department and the Town Clerk, 732 Main Street 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
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