

The Cape Cod Chronicle's Spotlight Home Of The Week

The homes featured weekly are chosen by the real estate offices, not by The Chronicle.



1070 Orleans Rd., North Chatham

Year Built: 1958

Square Footage: 1,988

Lot Size: 0.97 acres

Number of Bedrooms: 3

Number of Baths: 2F

Listing Price: \$1,750,000

Listed by: John C. Ricotta & Associates Inc., 508-945-5000

Listing Agent: John C. Ricotta, 508-237-3888

by Debra Lawless

This ranch-style house has 270 feet of waterfront on Ryder's Cove and beautiful views from most rooms.

"The house itself is out of the flood zone," says broker Tim Bailey. "It's nice for a waterfront house."

Step in the front door and you're in a foyer. To your right is the guest wing with two beds and a bath. Steps lead upstairs to a finished attic. To your left is the living room with its commanding brick fireplace and beamed cathedral ceiling. Built-in shelves and cabinets surround the windows. From here, the gorgeous view looks East up Ryder's Cove. The view continues in the master suite.

The living room merges into the dining room and the kitchen. The house has remained in one family for many years, Bailey notes.

From the dining room sliders open to the brick patio overlooking the water, a perfect spot for entertaining. Steps lead down to the water for easy access to boats; it is possible to apply for a mooring here. The bank between the cove and the backyard has marsh plants which hold it together, preventing erosion.

The house, which offers one-floor living, has a strong rental history, Bailey says. A convenient laundry is in a mudroom beyond the kitchen. Here, too, is a door leading to the one-car garage.

The house is tucked in off the road, in a private setting. From here it is about a third of a mile to swimming at Jackknife Cove. It's a quick drive to Main Street.

LEGAL ADVERTISING

HARWICH ZONING BOARD OF APPEALS PUBLIC HEARING WEDNESDAY, JANUARY 29, 2020 AT 7:00 P.M. GRIFFIN MEETING ROOM, HARWICH TOWN HALL AGENDA

On Wednesday, January 29, 2020 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room at the Harwich Town Hall, 732 Main Street to hear the following cases. Any member of the public having interest in these applications is invited to attend and provide information and comment relevant to these matters or may submit the same in writing by noon on Monday, January 27, 2020.

Case #2019-28 (Continued from 7/31/19 and 10/30/19)

Wychmere Harbor Real Estate, LLC, a/k/a Wychmere Beach Resort, through its agent, Attorney Andrew Singer has applied for an Amendment to Special Permit No. 10-39 or in the alternative, a new Special Permit to alter, extend or change a pre-existing, non-conforming recreation or amusement services and restaurant facility. The application is pursuant to the Code of the Town of Harwich, §325-54(B) as set forth in MGL Chapter 40A §6. The property is located at **23 Snow Inn Rd, Unit 12** Map 8, Parcel P2-12 in the RH-3 and RL Zoning Districts.

Case #2019-38 (Continued from 12/4/19)

John Matthews of West Newbury Development Corporation, through his agent, Abigail Rose of Robert B. Our Co. has applied for a Special Permit for a Temporary Change of Use in order to store materials and construction equipment associated with Town of Harwich Sewer Project. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 1, Use Regulations, PP II, Line 3 "Essential Services" as set forth in MGL Chapter 40A §6. The property is located at **160 Route 137**, Map 86, Parcel M12-2 in the CH-2 Zoning District.

Case #2020-01

Timothy M. Blanchard and Kerry A. Blanchard, Trustees of the KNT Realty Trust, through their agent, Attorney Paul Tardif have applied for a Variance to allow for a 24' wide newly created panhandle lot where 35' is required. The application is pursuant to the Code of the Town of Harwich §325-18Q as set forth in MGL Chapter 40A §10. The property is located at **2 Saltwater Lane, a/k/a 14 Saltwater Lane, a/k/a 123 Riverside Dr.**, Map 4, Parcels A1-A5, A1-A6, A1-A7, A1-A8 and A1-A9 in the RL Zoning District.

Case #2020-02

The Royal Apartments LLC, through its agent, Alex Burdin, has applied for a Variance, to convert the use of the property from a nursing home/assisted living use to multi-family dwelling residential use. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **328 Bank Street**, Map 41, Parcel N4 in the MRL Zoning District.

Case #2020-03

Andrew Hall, Successor Trustee of the Emulous Hall Realty Trust through his agent, Attorney Andrew L. Singer, has applied for a Variance, to redevelop a previously disturbed and commercially-used portion of property located in 2 zoning districts in connection with a seasonal, miniature golf course. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **346 Route 28 and 0 Sisson Road**, Map 21, Parcels N2-0 and N1-0 in the CH-1 and RM Zoning Districts.

Case #2020-04

Kevin M. Blute and Lorraine M. Blute have applied for a Special Permit to build a 3-season porch onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **9 Idle Way**, Map 62, Parcel K33 in the RR Zoning District.

Case #2020-05

David Radlo and Irene Radlo, through their agent, Jeffrey Hennemuth have applied for a Special Permit to replace an existing deck of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **7 Ginger Plum Lane**, Map 5, Parcel G4-53 in the RH-1 Zoning District.

Case #2020-06

Ronald A. Emler and Diane D. Bouffard, Trustees of the Ronald A. Emler and Diane D. Bouffard Revocable Living Trust Agreement, through their agent, Attorney William Crowell, have applied for a Special Permit, or in the alternative, a Variance, to construct a porch onto a pre-existing non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6 and if necessary Chapter 40A §10. The property is located at **12 Park St**, Map 50, Parcel P1-3 in the RM Zoning District.

Case #2020-07

David C. Fogaren, and Lisa M. Fogaren, Trustees of the Fogaren Family Revocable Trust, through their agent, Attorney Jeffrey Ford have applied for a Special Permit to demolish and replace a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 12 Hiawatha Road, Map 6, Parcel F-3-5 in the RH-1 Zoning District.

In other business, the Board will address the following:

- * Approval of minutes from the December 4, 2019 meeting.
- * New Business per the Board's discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich.

In accordance with State Law, this legal notice will also be available electronically at www.masspublicnotices.org. The Town is not responsible for any errors in the electronic posting of this notice.

Per the Attorney General's Office: The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following "New Business." If you are deaf or hard of hearing or a person with a disability who requires an accommodation, contact the Selectmen's Office at 508-430-7513

This Agenda may change at the discretion of the Board.

Recording & Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair. Authorized Posting Officer: Shelagh Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

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Jan. 9 and 16, 2020

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Every week, all year long, we keep you informed
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**TOWN OF CHATHAM
ZONING BOARD OF APPEALS
LEGAL NOTICE**

The Chatham Zoning Board of Appeals will hold a public hearing on **Thursday, January 23, 2020**, starting at **4:00 PM** in the Town Annex Large Meeting Room, 261 George Ryder Road, on the following applications:

Application No. 19-095: NextGrid Inc., c/o William G. Litchfield, Esq., 330 Orleans Road, North Chatham, MA 02650, agreed vendee of property located at **0 Middle Road (South Chatham)**, also shown on the Town of Chatham's Assessors' Map 6F Block 55 Lot J27 and Map 6F Block 33 Lot J1. The Applicant seeks a Special Permit under Section VIII.D.2.b. to construct and operate a public utility facility (photovoltaic ground mounted solar array) in a residential zone. The lot contains 636,231 square feet in the R30 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Section 9 and Sections III.C.1.c.7 & VIII.D.2.b. of the Protective Bylaw. Continued from December 19, 2019.**

Application No. 20-001: Timothy C. Emerson Revocable Trust, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **305 Main Street and 15 School Street**, also shown on the Town of Chatham's Assessors' Map 16C Block 60 Lot 33. The Applicant seeks to enlarge, extend, or change nonconforming dwellings on a nonconforming lot via the demolition of the rear portion of the existing dwelling (305 Main Street) and the construction of additions. The existing dwelling is nonconforming in that it is located 20.8 feet from Main Street and 7 feet from the Coastal Conservancy District (Flood Plain ele. 11). The proposed additions to the dwelling at 305 Main Street will be nonconforming in that they will be located 18.2 feet from the road where a 25 foot setback is required and 11 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing dwelling (15 School Street) which will remain unchanged is nonconforming in that it is located 10.2 feet from School Street and 8.1 feet from the southerly abutter. The unnumbered dwelling (proposed to be demolished and reconstructed in a different location under a separate application, No. 20-002) located behind 15 School Street is nonconforming in that it is located 12.7 feet from the southerly abutter and within the Coastal Conservancy District. Also proposed is the construction of a new driveway as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 and 9 and Sections V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.**

Application No. 20-002: Timothy C. Emerson Revocable Trust, c/o James M. Norcross, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **305 Main Street and 15 School Street**, also shown on the Town of Chatham's Assessors' Map 16C Block 60 Lot 33. The Applicant seeks a Dimensional Variance from Appendix II of the Bylaw. The new dwelling is proposed to be located 12.5 feet from the road where a 25 foot setback is required and 0 feet from the Coastal Conservancy District where a 50 foot setback is required. The existing unnumbered dwelling (proposed to be demolished) located behind 15 School Street is nonconforming in that it is located 12.7 feet from the southerly abutter and within the Coastal Conservancy District (Flood Plain ele. 11). **A Dimensional Variance is required under M.G.L. Chapter 40A Section 10 and Section VIII.D.2.c of the Chatham Protective Bylaw.**

Application No. 20-003: Ryders Cove Realty Trust, c/o William F. Riley, Esq., PO Box 707, Chatham, MA 02633, owner of property located at **889 Orleans Road**, also shown on the Town of Chatham's Assessors' Map 11J Block 5 Lot 8. The Applicant seeks to enlarge, extend, or change a nonconforming dwelling on a nonconforming lot via the elevation of the existing dwelling and construction of additions. The existing dwelling is nonconforming in that it is located 3.2 feet from the westerly abutter and is located entirely within Coastal Conservancy District (Flood Plain ele. 11). The proposed addition will be nonconforming in that it will be located 4.6 feet from the westerly abutter where a 25 foot setback is required and within Coastal Conservancy District where a 50 foot setback is required. Also proposed is the construction of a new driveway within the Coastal Conservancy District as allowed by Special Permit under Section IV.A.3.d. of the Bylaw. The existing building coverage is 1,556 square feet (46%) and the proposed building coverage is 1,871 square feet (55.3%) where 15% is the maximum allowed. The lot is nonconforming in that it contains 3,381 square feet of buildable upland where 20,000 square feet is required and contains 59,271 square feet where 60,000 square feet is required in the R60 Zoning District. **A Special Permit is required under M.G.L. Chapter 40A Sections 6 & 9 and Section V.B. and VIII.D.2.b. of the Chatham Protective Bylaw.**

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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Robert Hessler
Chairman

The Cape Cod Chronicle
Jan. 9 and 16, 2020

**Legal Ad Deadline is Monday at Noon
EXCEPT ON MONDAY HOLIDAYS
when the deadline will be Friday at Noon
Please email your legal ads to:
barbara@capecodchronicle.com**

LEGAL ADVERTISING

**AGENDA
TOWN OF CHATHAM
PLANNING BOARD MEETING
ANNEX LARGE MEETING ROOM
261 GEORGE RYDER ROAD
JANUARY 14, 2020
5:00PM**

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 10, 2019

LONG RANGE PLANNING DISCUSSION:
Historic Preservation/Proposed Zoning Bylaw amendment – Frank Messina, Chairman Historical Commission

APPROVAL NOT REQUIRED:
727 Main Street/Whittemore, Trustee, Main Street RT/Scholometi/Proposed creation of two (2) lots for building purposes

895 Main Street/Santander Bank/Eastward Co./Proposed creation of two (2) lots.

RELEASE OF COVENANT/BOND/STATEMENT OF CONDITIONS:
136 George Ryder Road/Nickerson/Requested release of remaining Performance Bond

Williams Way/Cape Coastal Builders/Requested release of Performance Bond

SITE PLAN REVIEW:
Amended
323 Orleans Road/Chatham Works Holdings, LLC/Eldredge/Review of Amended Site Plan

Public Hearing
0 Middle Road/Dubis/NextGrid Inc./Litchfield/Redevelopment of the property from an existing sandpit to a proposed 8,424 solar module photovoltaic system (ground mounted solar array) which includes an inverter, battery enclosure and miscellaneous equipment. (Continued from 12/10/2019)

RECOMMENDATION TO ZONING BOARD:
0 Middle Road/ Dubis/NextGrid Inc./Litchfield/ Redevelopment of the property from an existing sandpit to a proposed 8,424 solar module photovoltaic system (ground mounted solar array) which includes an inverter, battery enclosure and miscellaneous equipment. (Continued from 12/10/2019)

305 Main Street/Timothy Emerson Revocable Trust/Clark/Maintenance of driveway in Conservancy District

889 Orleans Road/Ryders Cove Realty Trust/Clark/ Maintenance of driveway in Conservancy District

DISCUSSION:

Public Comments

Chairman's Comments

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. 9, 2020

**CHATHAM CONSERVATION COMMISSION
PUBLIC HEARING**

The Chatham Conservation Commission will hold a public hearing in accordance with the provisions of Massachusetts General Law, Ch 131, s.40, the Wetlands Protection Act, and the Town of Chatham Wetlands Protection Bylaw, Ch. 272 on **Wednesday January 15, 2020** at the Annex Meeting Room, 261 George Ryder Road, Chatham, MA 02633. **The meeting starts at 9AM.**

The following applicant **has filed a Request for Determination of Applicability: 12 Cabot Lane, Christopher Orszulak & Gina Pantuosco-owners, Oak Hill Architects, Inc-applicants:** Proposed removal of driveway; add fill; revegetate and install fencing at 12 Cabot Lane, Assessors Mao 7A parcel S32.

The following applicants **have filed Notices of Intent: 889 Orleans Road, Nanci Borde, Trustee-applicant, Ryders Cove Realty Trust-owner, SE 10-:** Proposed elevation of existing dwelling on new foundation ; construction of building addition at 889 Orleans Road, Assessors Map 11J parcel 8.

Pcl 2 (aka 0) Nantucket Drive, Buck's Creek Association c/o James O'Connell, SE 10- : Proposal to put controls in place to monitor the condition of the marsh and allow restorative plantings to be installed as necessary; plantings to be monitored and augmented as necessary to achieve the desired success rate at Pcl 2 (aka 0) Nantucket Drive, Assessor's Map 6B parcel 2.

The files are available for review at the Town Annex, 261 George Ryder Road. Conservation office hours are 7AM-4PM, Monday through Thursday and 7AM-12:30PM, Friday.

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Jan. 9, 2020

**TOWN OF CHATHAM
HISTORIC BUSINESS DISTRICT COMMISSION
AGENDA**

The Chatham Historic Business District Commission will hold a public meeting to discuss the following business on **Wednesday, January 15, 2020 beginning at 4:30 PM** at the **Town Hall Annex, Large Meeting Room, 261 George Ryder Road, Chatham.**

MINUTES REVIEW:
Meeting held December 18, 2019

SIGNS:
20-001 **New England Pizza/c/o Philip Malitas** – Application to install a ladder board on the existing ground sign located at 1077 Main Street.

ADDITION/ALTERATION:
20-003 **Victorian of Chatham LLC/c/o William Bogdanovich** – Application to replace 16 windows on the structure located at 389 Orleans Road.

20-004 **Broad Reach Highland Lodge LLC/c/o William Bogdanovich** – Application to replace 7 windows on the structure located at 1455 Main Street.

ADMINISTRATIVE APPROVAL/EXEMPTION:
19-093 **Suzy Nickerson Trust/c/o Jasen Muto Construction** – Application for Exemption to replace three skylights on the structure located at 584 Main Street.

19-094 **Susan Nickerson Nominee Trust/c/o Stephen Pombo** – Application for Administrative Approval to replace the red cedar roof on the structure located at 606 Main Street.

OTHER BUSINESS:
Public Comment

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.mytowngovernment.org/02633 at least 48 hours prior to the meeting, excluding Saturdays, Sundays and legal holidays.

Dan Sylver,
Chairman

The Cape Cod Chronicle
Jan. 9, 2020

**HARWICH PLANNING BOARD
PUBLIC HEARING NOTICE**

The Harwich Planning Board will hold a public hearing no earlier than 6:30 PM on Tuesday, January 28, 2020 in the Griffin Meeting Room, 732 Main St., Harwich, MA to consider the following application. Anyone having interest is invited to attend to provide comments or may submit comments in writing.

PB2019-47 525 Camelot, LLC as owner, c/o Andrew Singer, Esq., representative, seeks approval of a Modification of a Site Plan Review Special Permit (PB2016-20 & 17-13) and a Restaurant / Fast Food Takeout Use Special Permit pursuant to the Code of the Town Harwich §§3259, -14.O, 51 and 55. The use will be in association with a retail use and 24 seats (including 5 outdoor seats) are proposed. The property is located at 557 Route 28 (aka Harwich Port Commons), Map 14 Parcel V9 in the C-V and RH-1 zoning districts.

PB2019-49 Kyle Douglas, as owner, seeks approval of a Use Special Permit for Alternative Access pursuant to the Code of the Town Harwich §325-18.P and -51. The proposal seeks access via a private driveway easement over 344 Oak St (Lot 2 shown on Plan Book 591 Page 64). The property is located at 334 Oak Street, Map 82, Parcel T1-3, in the R-L and Six Ponds Zoning Districts.

All documents related to the above case are on file with the Planning Department and the Town Clerk, 732 Main Street and may be viewed during regular business hours.

In accordance with state law, this legal notice will also be available electronically at 'www.masspublicnotices.org.' The Town is not responsible for any errors in the electronic posting of this legal notice.

Joseph P. McParland,
Chair

The Cape Cod Chronicle
Jan. 9 and 16, 2020

**HARWICH CONSERVATION COMMISSION
NOTICE OF PUBLIC MEETING**

The Harwich Conservation Commission will hold a public meeting in accordance with the provisions of the Wetlands Protection Act, MGL Ch. 131 §40, and its Regulations 310 CMR 10.00 and the Town of Harwich Wetlands Protection By-Law, and its Regulations, Article VII on **Friday January 17, 2020** in the **Small Hearing Room**, Harwich Town Hall, 732 Main Street, Harwich, MA 02645. The meeting begins at **10am.**

The Harwich Conservation Commission will hold a public hearing to regarding proposed changes to the Harwich Wetlands Protection Bylaw and Water Dependent Structures Bylaw, in preparation for articles to be voted on at the May 2020 Town Meeting.

The Cape Cod Chronicle
Jan. 9, 2020