

106 EDGEMERE ROAD, SD (ZBAS-25-24): Lisa A Kellett ET UX, 106 Edgemere Road, South Dennis, MA, 02660 C/O Karen Orlandi is seeking a Special Permit for the voluntary demolition of an existing home and rebuild a new 2-story, 3 bedroom, 2 1/2 bath cape house. Located on a property in the R-40 Zoning District; part of Old Kings Highway Historic at 106 Edgemere Road, South Dennis MA (Assessor's Map 170, Parcel 39).

Owner:
Parcel ID:
Address:

Condo/Cottage Colony:

Results Summary

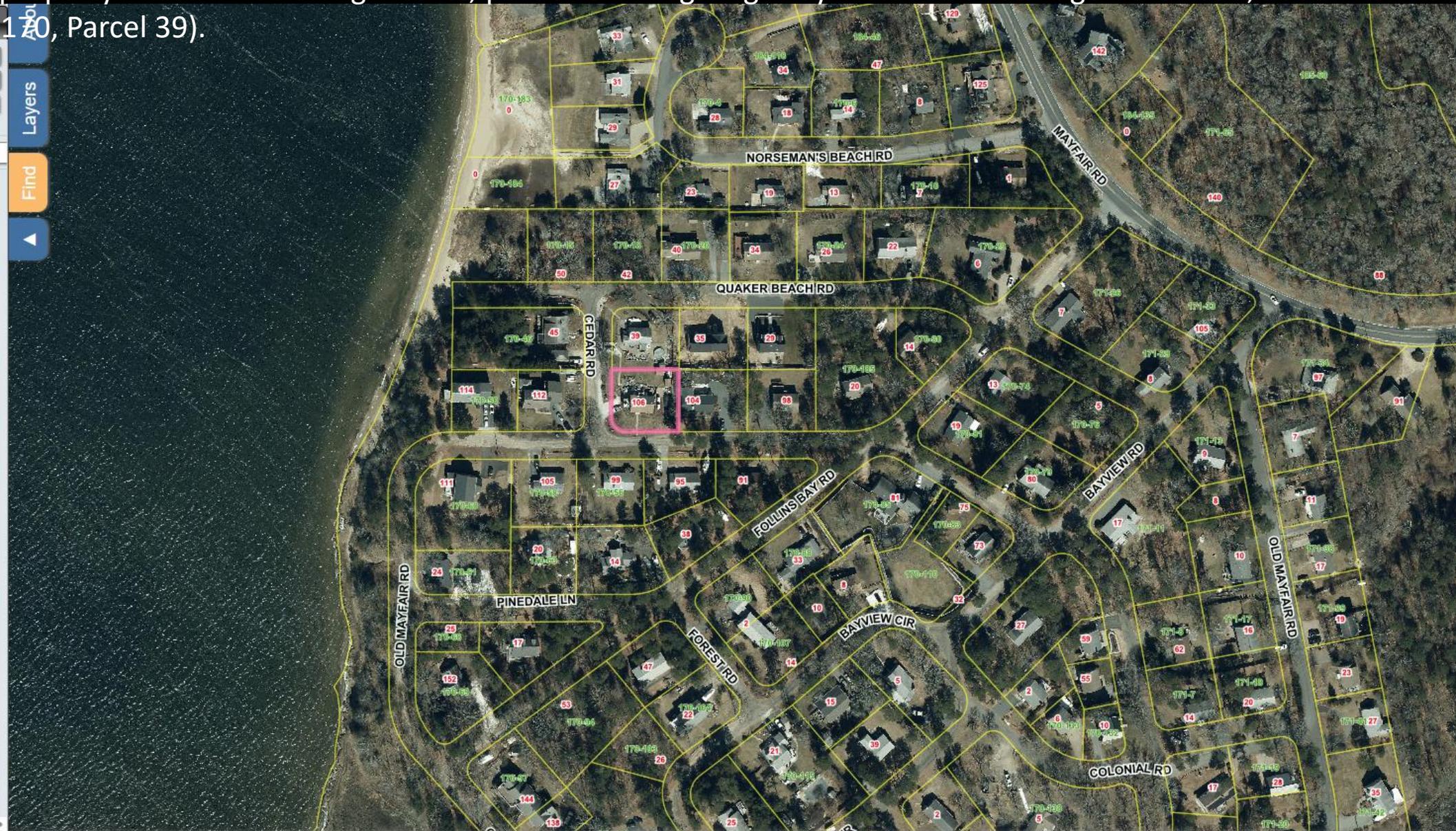
Parcels

Parcel ID	Address	Village	Owner
170-39-0	106 EDGEMER	SD	KELLETT LISA

Detail Information

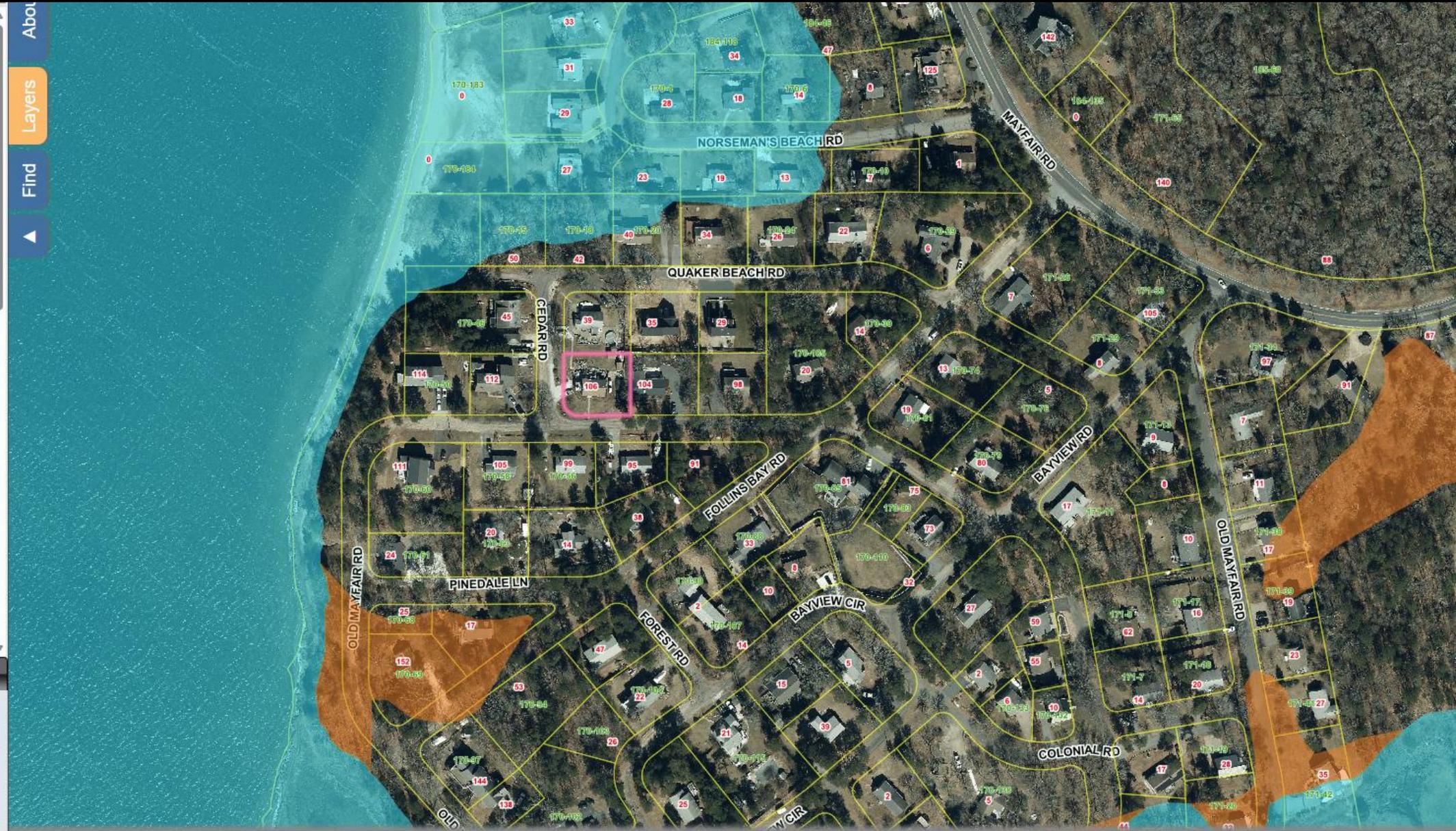
CAMA ID	170-39-0
MapPar	170-39
Key	8760
Fiscal Year	2026
Extension	0
Address	106 EDGEMERE ROAD
Village	SD
Property Type	R
Owner	KELLETT LISA A ET UX
Co-Owner	KELLETT SCOTT J
Owner Address	106 EDGEMERE ROAD
Owner City	SOUTH DENNIS
Owner State	MA
Owner Zip	02660
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	05/27/21 00:00:00
Book	34156
Page	89
Certificate	
Last Sale Price	360000.0000
Total Value	\$468,100.00
Land Value	\$224,100.00
Building Value	\$240,200.00
Detached Building Value	\$3,800.00
Acres	0.21
Prev Year Total Value	\$446,100.00

Layers
Find



- Places of Interest
- Labels
- Assessors Maps
- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
 - Old King's Highway Hist. Distr. (2024)
 - South Dennis Hist. Distr. (2025)
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
- Base Maps**
 - Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map

About
Layers
Find



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
170-39-0	106 EDGEMERE	SD	KELLETT LISA

Detail Information Zoom To

Key	8760
Fiscal Year	2026
Extension	0
Address	106 EDGEMERE ROAD
Village	SD
Property Type	R
Owner	KELLETT LISA A ET UX
Co-Owner	KELLETT SCOTT J
Owner Address	106 EDGEMERE ROAD
Owner City	SOUTH DENNIS
Owner State	MA
Owner Zip	02660
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
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Property Card	PK Field Card

- About
- Layers
- Find



Find Abutters

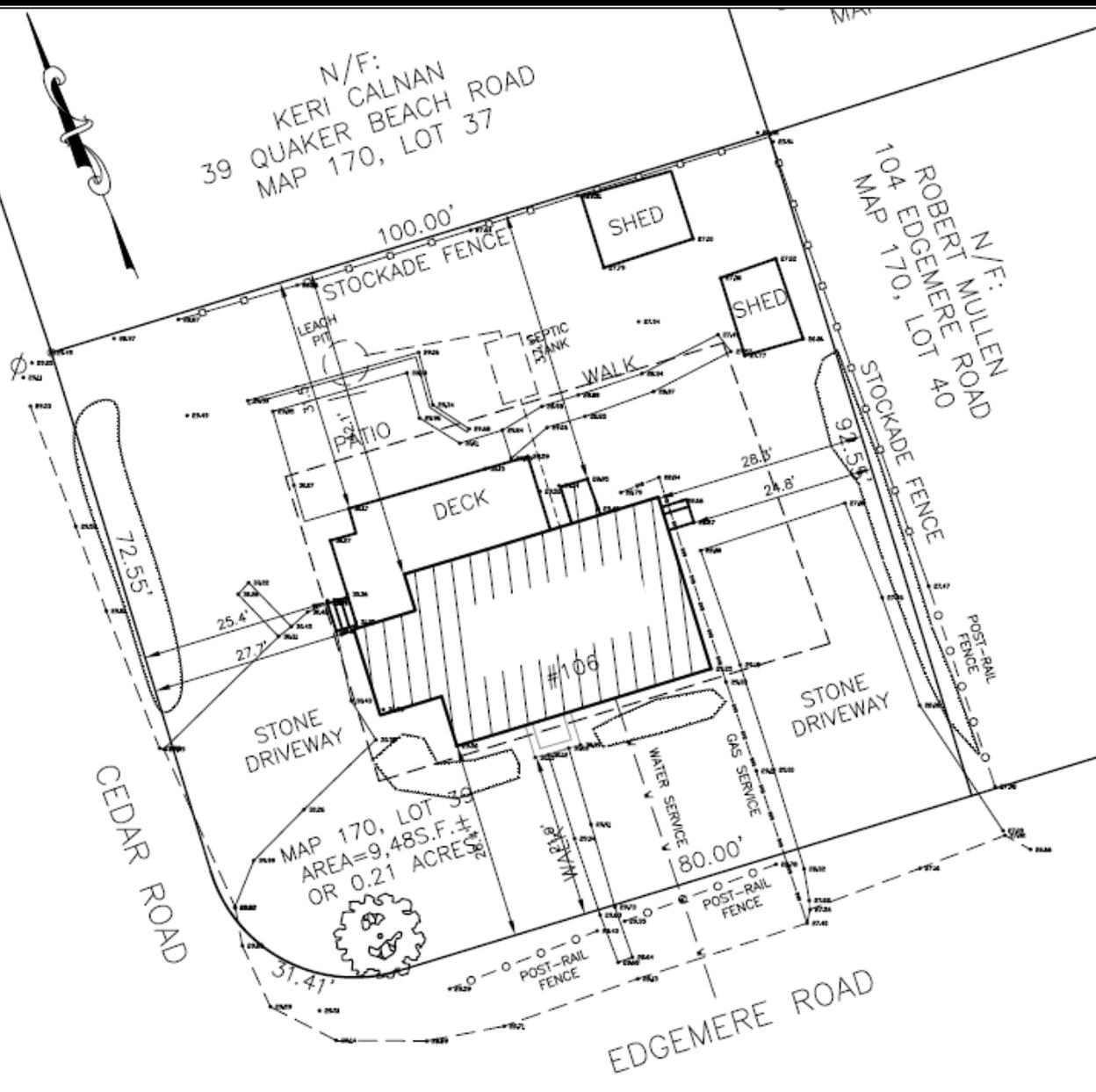






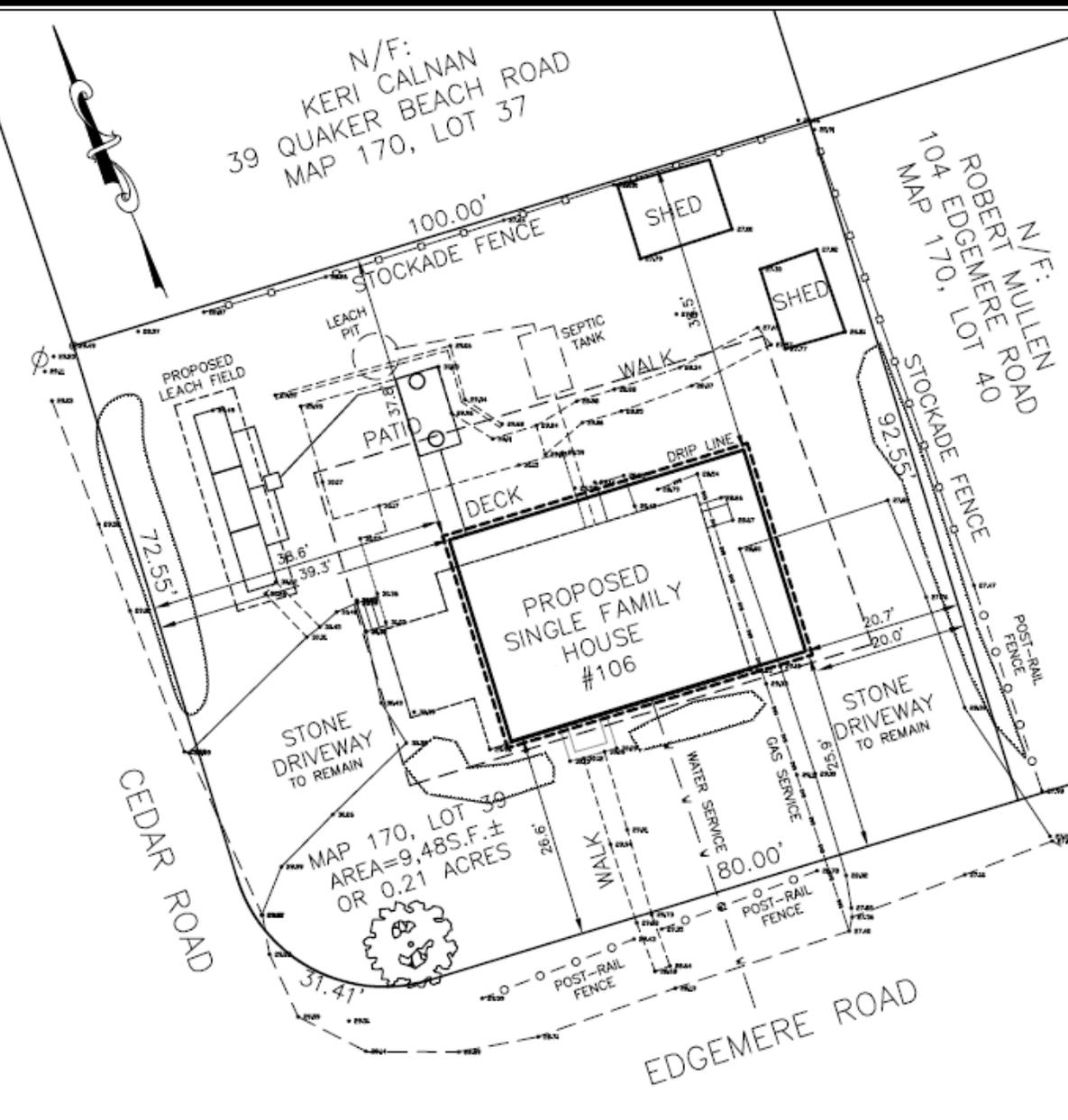


N/F:
KERI CALNAN
39 QUAKER BEACH ROAD
MAP 170, LOT 37



EXISTING PLOT PLAN

N/F:
KERI CALNAN
39 QUAKER BEACH ROAD
MAP 170, LOT 37



PROPOSED PLOT PLAN

NOTES

1. SEE TOWN OF DENNIS ASSESSORS MAP 170 LOT 39

2. SEE THE FOLLOWING PLANS RECORDED AT THE BARNSTABLE COUNTY
REGISTRY OF DEEDS-

PLAN BOOK 18 PLAN 103 LOT 61

3. SEE THE FOLLOWING DEED RECORDED AT THE BARNSTABLE COUNTY
REGISTRY OF DEEDS
DEED BOOK 34156, PAGE 89

ZONING DISTRICT(S)
R-40 (RESIDENTIAL 40)

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	9,148S.F.**	9,148S.F.**
MINIMUM LOT FRONTAGE	50'	80.00'	80.00'
MINIMUM LOT WIDTH	100'	100'	100'
MINIMUM YARDS			
FRONT FOUNDATION	25'	26.4'	26.6'
DRIP LINE		25.4'	25.9'
SIDE FOUNDATION	15'	28.3'	20.7'
DRIP LINE		27.3'	20.0'
REAR FOUNDATION	25'	42.1'	38.5'
DRIP LINE		41.1'	37.8'
MAX LOT COVERAGE	15%	N/A	N/A
MAX. BLDG. COVERAGE	15%	10.4%	12%
MAX. BLDG HEIGHT	2 1/2	2 1/2	2 1/2

** PRE-EXISTING NON-CONFORMING

MA CERTIFICATION FOR MODULARS
 YES NO

THE FOLLOWING ELEMENTS OF CERTIFICATION
 REQUIRED BY THE MANUFACTURER TO EXCLUDE EACH HOME ARE AS FOLLOWS:
 1) DESIGNATED ONLY FOR ERECTION ON A SITE-BUILT PERMANENT FOUNDATION
 2) NOT DESIGNED TO BE MOVED ONCE INSTALLED.
 3) DESIGNED AND MANUFACTURED TO COMPLY WITH NATIONALLY RECOGNIZED MODEL
 BUILDING CODE OR EQUIVALENT TO BUILDING CODES FOR ON-SITE HOUSING,
 OR WITH MINIMUM PROPERTY STANDARDS ADAPTED BY THE SECRETARY PURSUANT
 TO TITLE II OF THE NATIONAL HOUSING ACT, AND
 4) TO THE MANUFACTURER'S KNOWLEDGE IS NOT INTENDED TO BE USED OTHER THAN
 ON A SITE-BUILT PERMANENT FOUNDATION.



DBL SILL PLATE

OMIT SIDING

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

MILLBROOK HOMES LLC-WALPOLE/KELLETT 4 BOX		PERMITS SECTION C4766081	2840 CUSTOM 4-BOX FRONT ELEVATION	FILE NO: A18013(3)D
BUILDING LOCATION: *NEED STREET ADDRESS* SOUTH DENNIS, MA 02660 BARNSTABLE COUNTY		WIND LOAD: B	SCALE: 1/8" = 1'-0"	LAYER: FRONT
SMOKE ZONE: 30 PSF	WIND ZONE: 120 MPH VULT	WIND LOAD: 21 PSF		

STAGE	DATE	DRAWN BY
STF	10/31/23	KND
REV. FINAL	1/8/25	ACS
-	-	-
-	-	-
-	-	-
-	-	-

THE DRAFT OF
 PROTECTION

APPEX
 HOMES of PA, LLC.

7172 ROUTE 529
 MIDDLETOWN, PA 17042
 PHONE: (670) 837-2833





OMIT SIDING

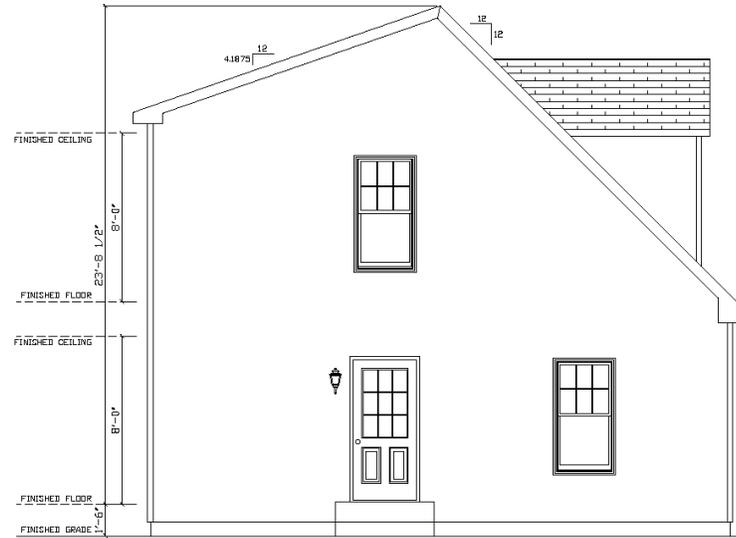
NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

STAGE	DATE	DRAWN BY
STF	10/31/23	KND
REV. FINAL	1/8/25	ACS
-	-	-
-	-	-
-	-	-
-	-	-

THE GREAT OF PROTECTION
APEX HOMES of PA, LLC.
 7172 ROUTE 529
 MIDDLETOWN, PA 17042
 PHONE: (670) 837-2833



MILLBROOK HOMES LLC-WALPOLE/KELLETT 4 BOX	
SYSTEMS DESIGN C4766987	2840 CUSTOM 4-BOX REAR ELEVATION
NEED STREET ADDRESS SOUTH DENNIS, MA 02660 BARNSTABLE COUNTY	SCALE: 1/8" = 1'-0"
WIND LOAD: 21 PSF	WIND ZONE: 120 MPH VULT
WIND ZONE: 30 PSF	LAYER: REAR
	FILE NO: A18013(3)D



OMIT SIDING

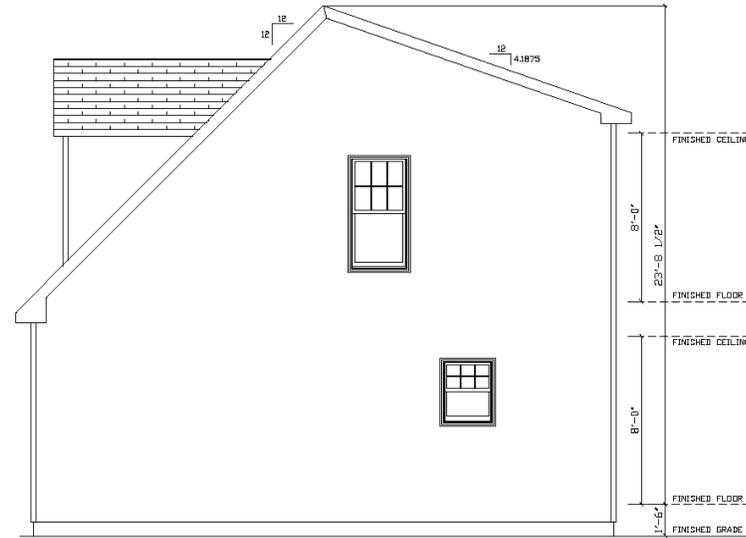
NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

STAGE	DATE	DRAWN BY
STF	10/31/23	KND
REV. FINAL	1/8/25	ACS
-	-	-
-	-	-
-	-	-
-	-	-



THE BEST OF PROTECTION
APEX HOMES of PA, LLC.
 7172 ROUTE 529
 MIDDLETOWN, PA 17042
 PHONE: (670) 837-2833

MILLBROOK HOMES LLC-WALPOLE/KELLETT 4 BOX
SYSTEMS DESIGN
 2840 CUSTOM 4-BOX
 LEFT SIDE ELEVATION
FILE NO:
 A18013G3D
SCALE: 1/8" = 1'-0"
LAYER: LEFT
WIND LOAD: 21 PSF
WIND ZONE: 120 MPH VULT
SNOW ZONE: 30 PSF
BUILDING LOCATION:
 NEED STREET ADDRESS
 SOUTH DENNIS, MA 02660
 BARNSTABLE COUNTY
WIND ZONE: 120 MPH VULT
SNOW ZONE: 30 PSF



OMIT SIDING

NOTE: ACTUAL HOUSE MAY VARY FROM ELEVATION

STAGE	DATE	DRAWN BY
STF	10/31/23	KND
REV. FINAL	1/8/25	ACS
-	-	-
-	-	-
-	-	-
-	-	-

THE PEAK OF PROTECTION

APEX HOMES of PA, LLC.
 7172 ROUTE 529
 MIDDLEBURG, PA 17042
 PHONE: (870) 837-2833

MILLBROOK HOMES LLC-WALPOLE/KELLETT 4 BOX

SYSTEMS DESIGN CATEGORIES: B

WIND LOAD: 21 PSF

WIND ZONE: 120 MPH VULT

WIND ZONE: 30 PSF

SCALE: 1/8" = 1'-0"

LAYER: RIGHT

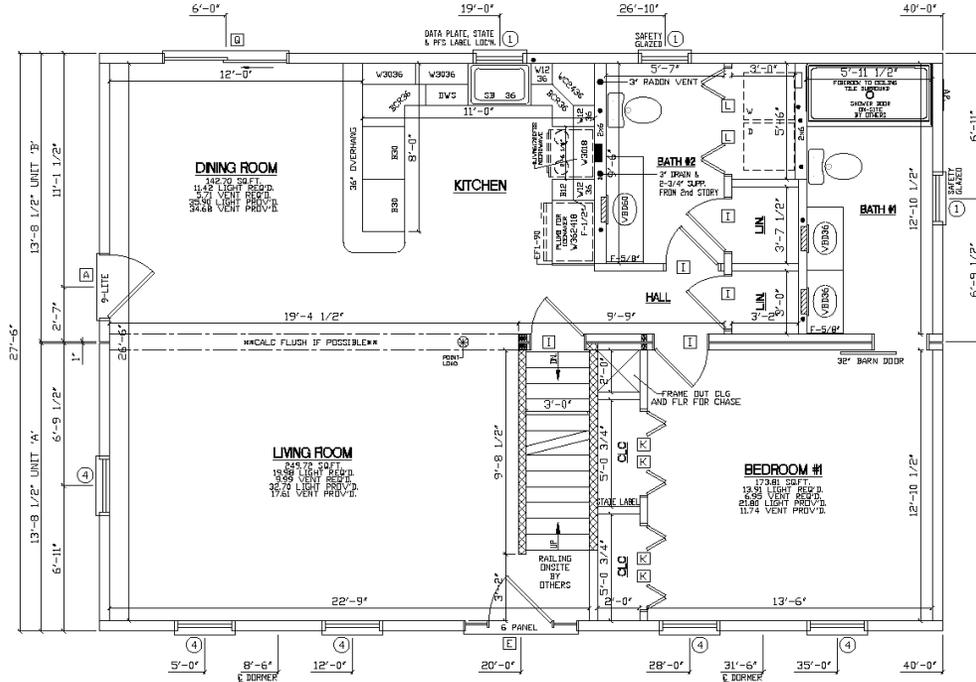
FILE NO.: A18013(3)D

2840 CUSTOM 4-BOX
RIGHT SIDE ELEVATION

MA SINGLE AND TWO FAMILY DWELLING CODE (780 CMR) 5TH EDITION
 MA FUEL / GAS / PLUMBING CODE (248 CMR)
 2021 INTERNATIONAL MECHANICAL CODE w/ MA AMENDMENTS
 2023 NATIONAL ELECTRICAL CODE w/ MA AMENDMENTS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ MA AMENDMENTS

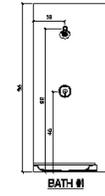
BLEND SYSTEM CALC'S:
 ALL EXT. LOAD BEARING HDR'S WITH SPAN OF 7'-7" OR LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED. ALL REQUIRED JACK STUDS SHOWN ARE 2x6 SPF #2.

ALL M/W HDR'S WITH SPAN OF 7'-7" OR LESS WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED.



[R-13 INSULATION INSTALLED IN UNDERSIDE OF STAIRS.]

[R-13 INSULATION INSTALLED IN BASEMENT STAIR WALLS]



NOTES:

1. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A 42,000 BTU LOSS
2. HEAT LOSS WAS CALCULATED WITH R-38 FLOOR INSULATION
3. MW CLASSIC WINDOWS BY PLYGEM
4. 1ST FLOOR SQUARE FOOTAGE = 1100 SQ/FT

5. 8'-0" 1ST FLOOR CEILING HEIGHT
6. ES VERSION 2.0 (MA STRETCH ENERGY CODE)
- 7.
- 8.
- 9.

STAGE	DATE	DRAWN BY
STF	10/31/23	KND
REV. FINAL	1/8/25	ACS
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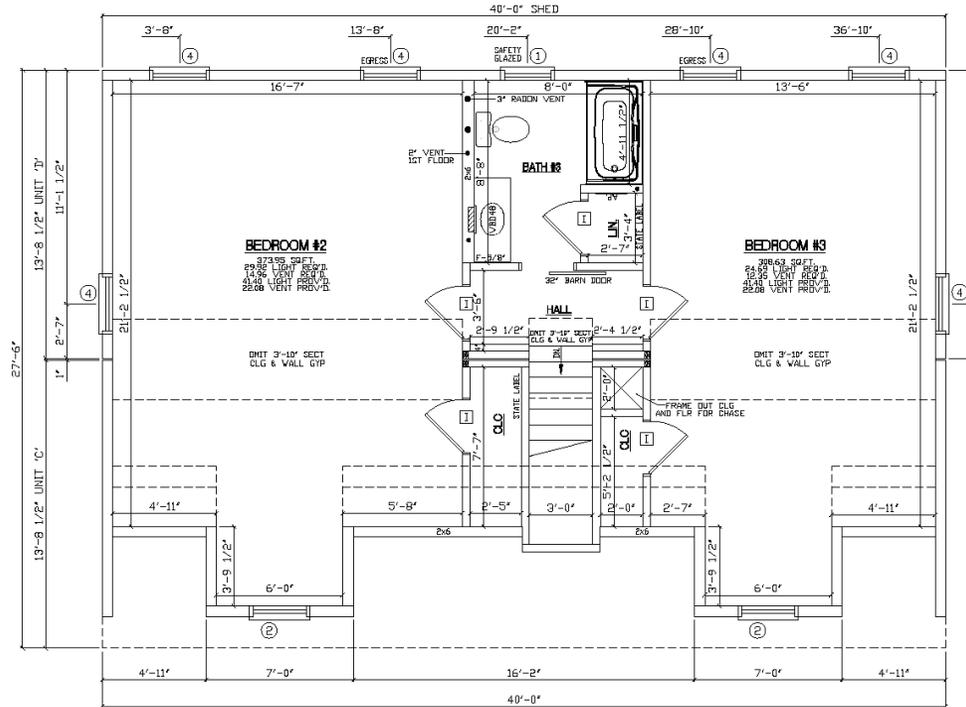
MILLBROOK HOMES LLC-WALPOLE/KELLETT 4 BOX	
ISSUES / REVISION	2840 CUSTOM 4-BOX
DESIGN	1ST STORY FLOOR PLAN
CATEGORY	B
SCALE:	1/8" = 1'-0"
WIND LOAD:	21 PSF
WIND ZONE:	120 MPH VULT
SNOW ZONE:	30 PSF
LAYER:	SHI/FPL
FILE NO.:	AL8013(3)D

THE PRIDE OF
 PROTECTION

APEX
 HOMES of PA, LLC.

7172 ROUTE 529
 MIDDLETOWN, PA 17042
 PHONE: (670) 837-2833

BLEND SYSTEM CALCS:
 ALL EXT. LOAD BEARING HDR'S WITH SPAN OF 7'-7" OR LESS WILL BE (3) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED. ALL REQUIRED JACK STUDS SHOWN ARE 2x6 SPF #2.
 ALL M/W HDR'S WITH SPAN OF 7'-7" OR LESS WILL BE (4) 2x6 SPF #2 ALL OTHERS WILL BE SPECIFIED.



NOTES:

1. MW CLASSIC WINDOWS BY PLYGEM
2. 2ND FLOOR SQUARE FOOTAGE = 1100 SQ/FT
3. 8'-0" 2ND FLOOR CEILING HEIGHT
4. 12/12 STORAGE RAFTER ROOF SYSTEM @ 16' O.C.
- 5.

- 6.
- 7.
- 8.
- 9.
- 10.

STAGE	DATE	DRAWN BY
STF	10/31/23	KND
REV. FINAL	1/8/25	ACS
-	-	-
-	-	-
-	-	-
-	-	-

THE PEAK OF PROTECTION

APEX HOMES of PA, LLC.
 7172 ROUTE 529
 MIDDLETOWN, PA 17042
 PHONE: (670) 837-2833

MILLBROOK HOMES LLC-WALPOLE/KELLETT 4 BOX

SYSTEMS DESIGN CATEGORY: 2840 CUSTOM 4-BOX 2ND STORY FLOOR PLAN

BUILDING LOCATION: *NEED STREET ADDRESS* SOUTH DENNIS, MA 02660 BARNSTABLE COUNTY

WIND LOAD: 21 PSF
WIND ZONE: 120 MPH VULT
SNOW ZONE: 30 PSF

SCALE: 1/8" = 1'-0"
LAYER: SHE/FPE
FILE NO.: A18013(3)D



Town of Dennis Historic Decision

This card is issued for an approved Certificate of Appropriateness or Demolition, Certificate of Exemption or a Letter of Amendment. Applicant must apply for a Building Permit after the Historic approval to begin any construction.

Owner: KELLETT LISA A ET UX

Issued to: Lisa Kellett

Job Address: 106 EDGEMERE ROAD , SOUTH DENNIS 170-39-0

Permit #: HIST-25-263

Issued: May 29, 2025

Description of Work: We would like to demo our current house and rebuild on a slightly larger footprint including a basement.

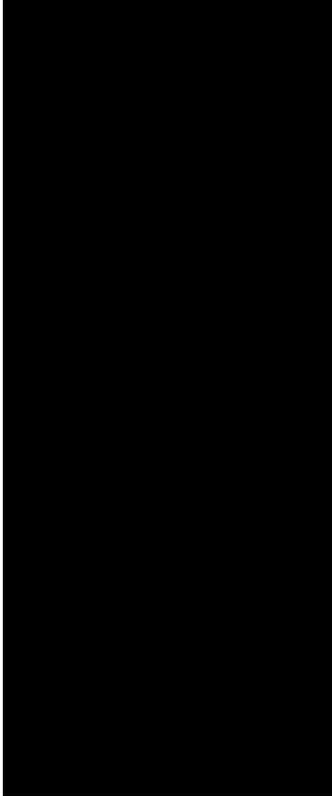
Historic Decision: Approved as Presented

Date of Historic Decision: May 28, 2025

Expiration Date: May 29, 2026

Conditions (If applicable):

Approved by: Approved - William Bohlin -
Old Kings Highway Historic District
Chairperson



6-17-25
We are requesting a special
Permit for the voluntary
demolition of an existing
single family dwelling on
a non conforming lot and
replacing it with a new
2 story single family not
over footprint. Slightly



Commonwealth of Massachusetts

**TOWN OF DENNIS
BUILDING DEPARTMENT
ZONING REFERRAL LETTER**
685 Route 134, South Dennis, MA 02660
(508) 760-6157

PERMIT NUMBER:
Z2025-25-36
DATE OF REFERRAL:
June 17, 2025
FEES PAID:
\$50.00

OWNERS NAME: KELLETT LISA A ET UX
PROPERTY ADDRESS OF WORK: 106 EDGEMERE ROAD, SOUTH DENNIS, MA, 02660
MAP & PARCEL: 170-39-0

DETERMINATION OF REFERRAL: ZBA Special Permit required per 2.4.1.2.(c.2) for demolition and replacement of a structure outside of the existing footprint on a non-conforming lot.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Demo and replace single family home on a nonconforming lot