

**MINUTES**  
**DENNIS PLANNING BOARD**

Monday, May 2, 2016  
6:30PM - Dennis Town Hall, Stone Hearing Room

Present: Mezzadri (Chair), DiManno (Vice-Chair), Farmer (Clerk), Eldredge, Patterson, Fantozzi, Slowe (Alternate).  
Absent: Malzone, Fortier  
Staff: Gregory

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**ITEM #1:**

**ANR: Daniel Marquardt, 64 Wildwood Beach, S. Dennis, MA (Assessor's Map 160, Parcel 120).**

Ms. Slowe recused herself as an alternate. Dan Ojala of Down Cape Engineering was present for the applicant. This is an administrative issue to divide a parcel into two separate parcels for administrative purposes only. The lots are not buildable, which is noted on the plan. The Board had no issues with this matter.

**VOTE:** Mr. Eldredge made a Motion to Endorse the ANR and Ms. Fantozzi seconded. **6-0-0 ENDORSED.**

Plan: Plan of Land, #64 Wildwood Beach, S. Dennis, MA for Daniel Marquardt by Dan Ojala dated November 20, 2015.

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**ITEM #2:**

**Love Lane:** Sign Mylar

This matter was postponed until the 20-day appeal period has passed in Harwich, per the applicant's request.

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**ITEM #3:**

**L.P. Gas Equipment, Inc./Eastern Propane, 3 South Gages Way, South Dennis, MA** is seeking Site Plan Approval to place a propane storage facility under §2.2.2.7.g and §4 of the Dennis Zoning By-law. The property is located within the Industrial Zoning District at 3 South Gages Way, South Dennis, MA (Assessor's Map 144, Parcel 5). **Cont. from April 4, 2016.**

Dennis Gagne of Eastern Propane was present. On the property a 30,000 gallon propane tank currently exists and the applicant is requesting to add a second 30,000 gallon tank. They have vetted this through the Fire Department and Chief Donlan commented that they have the right to inspect the property and request updates to the fire suppression system as necessary. The Board had no issues and the audience had no comments.

**VOTE:** Mr. Eldredge made a motion to approve the Special Permit with the condition regarding the Fire Department's requirement, and Ms. Patterson seconded. **7-0-0 APPROVED.**

**Plan:** General Information Plan for Eastern Propane by Nicholas Cricenti dated 2/24/16.

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**ITEM #3:**

**Eversource (Owner) & Cellco for Verizon Wireless (Applicant) 100 Old Wharf Road, Dennisport, MA (Assessor's Map 18, Parcel 67) and 258 Loring Ave, W. Dennis, MA (Assessor's Map 11, Parcel 37)** are seeking Special Permits under Section 7 of the Dennis Zoning By-law for the placement of "small cell" and CRAN wireless communication antennas on top of existing utility poles. Said equipment shall extend up to 4 feet above the top of the existing utility poles.

Attorney Peter Anderson was present for the applicant. Last December he had appeared before the Board for a Special Permit on nine sites, eight of which were approved and one which was withdrawn after the applicant determined the site was unsuitable. The Loring Ave site in this application is a replacement for the one withdrawn, with the addition of the Beaten Road site. The purpose is to increase network capacity and coverage by the beach areas which they hope to complete by the summer. Keith Valenti of Verizon gave a brief presentation on the extent of proposed coverage. The Historic Department has approved this project. The Board had no issues with this project. A letter from abutter Tom Di Blasi at 112 Old Wharf Road was read into the record in favor of this application. From the audience, abutter Judith Stella from 112 Old Wharf Road also spoke in favor. A discrepancy was noted regarding the parcel number for Loring Ave and the Board agreed to refer to this as Parcel #38 verses #37.

**VOTE:** Mr. Eldredge made a motion to approve the Special Permit and Ms. DiManno seconded. **7-0-0 APPROVED.**

**Plan:** Vicinity & Aerial Map, Site Plan, Pole Photo and Conceptual Evaluation, and Equipment Details Plans for Beaten Road by Turner Mill Consultants revised dated 12-17-15; for Loring Ave, revised date 2/23/16.

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**ITEM #3:**

**Mardennis, LLC, 581 Main Street, West Dennis, MA** is seeking a modification to a Special Permit to add outdoor seating at an existing restaurant under Section 4.1.2 of the Dennis Zoning By-law. The property is located within the GC-II Zoning District at 581 Main Street, West, Dennis, MA (Assessor's Map 66, Parcel 10).

Dan Ojala of Down Cape Engineering was present along with the applicant, Tim O'Meara, proprietor of Billygoats BBQ. He is seeking to add seasonal outdoor seating on the west side of the building, which will include pervious brick pavers, wheel stops, some type of barrier/fencing and an awning. Alcohol will be served outdoors. Conservation has approved this project and he is still waiting on approval from the Board of Health. Ms. Fantozzi asked that the conservation department submit a letter in writing to the file noting their approval. Ms. Farmer asked if speakers would be added to the outside area for entertainment purposes and Mr. O'Meara noted that the live entertainment will remain inside and two vestibules provide an additional noise barrier. Ms. Patterson asked about additional lighting; no exterior lighting will be added to the façade, only to the inside of the umbrellas. A note from the Fire Department was referenced regarding the need to meet fire codes

if outdoor heating is added. There was also discussion regarding the type of fencing to surround the outdoor area. Mr. O’Meara preferred to use a double rope to maintain the décor. Mr. Mezzadri was concerned about alcohol being passed to people in the parking lot, but the applicant noted there will be two door men monitoring the area and the only access will be through a gate. It was noted that a non-compete agreement exists prohibiting other restaurants of the same type in the plaza, except for possibly a coffee shop. The subject of traffic and safety arose and Mr. Ojala noted the island will be highlighted and two “keep right” signs will be added on either end. Abutter Adrian Close was in support of the project but concerned about accidents at this part of the roadway. Abutter Bob Coane also spoke in support of the project but was also concerned over traffic safety. Mr. Mezzadri suggested Mr. Fortier draft a letter to our Traffic Task Force to look at this area. Mr. Eldredge noted that an in-depth study had been done at the time the plaza was originally approved.

**VOTE:** Mr. Eldredge made a motion to approve the Special Permit with four conditions (1) note from Conservation, (2) any outdoor heating meets fire codes, (3) additional signage as noted above, (4) approval from Health Department. Ms. DiManno seconded. **7-0-0 APPROVED.**

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**ADDITIONAL BUSINESS:**

1. Planning Board Member Committee reports, if any. Ms. DiManno noted that Town Meeting is tomorrow at the Wixon School at 7PM and there is a warrant article for the purchase of 8.5 acres of land on Scargo Lake.
2. Review Minutes of 4/4/16. Approved as written.
3. Vote Officers. MS. DiManno moved that Mr. Mezzadri continue as Chairman and the Board unanimously agreed. Mr. Eldredge moved that all remaining officers continue and the Board unanimously agreed.
4. Zoning Items. Discussion postponed until June 6<sup>th</sup>. Ms. Fantozzi asked that the specific zoning items to be covered be noted on future agendas.

**ADJOURNED: 7:30 PM**

The Board unanimously approved these minutes as written on May 16, 2016.