



Received  
Dennis Town Clerk  
Date: January 7, 2026  
Time: 4:19 PM

Town of Dennis  
Public Meeting Notice  
**Planning Board Agenda – January 12, 2026**

This is to formally advise that, as required by G.L. Chapter 30A §§18-25, and pursuant to Chapter 2 of the Acts of 2023, amended on March 28, 2025, the **Planning Board** will hold a **Public Meeting** on **January 12, 2026 at 6:30** in the **Dennis Town Hall, STONE HEARING ROOM, 685 Route 134 South Dennis MA, 02660**. The public is welcome to attend.

**ZOOM Meeting information**

Zoom Link: <https://www.zoom.us/join>

Meeting ID: 878 003 6813

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID: 878 003 6813

**AGENDA**

**1. ADMINISTRATIVE BUSINESS:**

- a. **Chapter 91 Review: 60 Horsefoot Road;** Construct and maintain two floats and maintain an existing pier, ramp and float.
- b. **ANR: 107 Farm Lane ANR:** Signature of plans previously approved
- c. **ANR: 16 Webfoot Path ANR:** To re-divide vacant land into two building lots that are currently assessed as 9 separate parcels on Webfoot Path and Hiram Lane.
- d. **As-Built:** Review of Jack Delaney Lane As-Built

**2. PUBLIC HEARINGS:**

- a. **46 SCARSDALE ROAD (TRSR-25-2):** Ari & Debra Koufos, 5 Bellevue Terrace, Watertown, MA, 02472 C/O Thomas Moore is seeking removal of five existing Cedar trees to make room for a new proposed driveway within the right of way, at the proposed driveway to a new single-family dwelling. Property is located in the R-40 Zoning District and is in the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis MA (Assessor's Map 385, Parcel 12). **Continued with Testimony from December 15, 2025.**

**3. CURRENT & LONG-RANGE PLANNING:** Town Planner update. Continued discussion of possible Zoning Bylaws for Annual Town Meeting in May 2026.

**4. OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.

**5. NEXT MEETING:** Scheduled for Monday February 2, 2026

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.