

RECEIVED BY: *AT*  
Dennis Town Clerk's Office  
on March 18, 2026 at 4:12 p.m.



## Town of Dennis Public Meeting Notice

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 **Zoning Board of Appeals** will hold a **Public Hearing on March 23, 2026 at 5:30 pm**, in the **Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA**. The public is welcome to attend.

**ZOOM Meeting information**  
Zoom Link: <https://www.zoom.us/join>  
Enter Meeting ID: **878 003 6813**  
**OR**  
By Phone Dial: **646-558-8656**, when prompted enter Meeting ID #

### AGENDA

#### **PUBLIC HEARINGS:**

1. **89 UPPER COUNTY ROAD SD (ZBAS-26-1)**: Michael J. Cifelli, 89 Upper County Road, South Dennis, MA (02660) C/O Christopher McGrath of the Great Barns Co. (Builder) is seeking a Special Permit for an increase in building coverage where the current existing building exceeds coverage on a non-conforming lot. Located in the General Commercial-2 Zoning District at 89 Upper County Road, South Dennis, MA (Assessor's Map 129, Parcel 44).
2. **47 JUDITH ANN ROAD (ZBAS-26-11)**: Deborah J. Moran Trustee, 779 East Sixth Street #3, South Boston, MA, 02132 C/O Paul Sweetser is seeking a Special Permit to demolish a non-conforming single-story single-family home and detached garage built in 1953 and reconstruct a new two-story single-family home with attached garage on a non-conforming lot. Located on a property in the R-40 Zoning District, as part of Old King's Highway Historic, within the AE Flood Zone, at 47 Judith Ann Road, Dennis (Assessor's Map 324, Parcel 52).
3. **255 LOWER COUNTY ROAD, DP (ZBAS-26-12)**: Epsilon Portunus LLC, 25 Drake Street, Yarmouth Port, MA (02675) C/O Kieran Healy of BSC Group, is seeking a Special Permit to increase the height of two structures on a non-conforming lot and rescind a previously granted variance to convert to commercial. The proposal was granted a Special Permit by the Planning Board to convert to four residential units (one affordable). Located in the Resort Residential (RR) Zoning District and the AE Flood zone at 255 Lower County Road, Dennis Port, MA (Map 37, Parcel 36).
4. **22 BEACH VIEW ROAD, WD (ZBAS-26-8)**: Ryan Maguire, 51 Columbine Road, Milton, MA (02186) is seeking a Special Permit to add a plunge pool approximately (10' x 15') within the rear setback on a non-conforming lot. Located on a property in the R-40 Zoning District, within the AE Flood Zone at 22 Beach View Road, West Dennis, MA (Assessor's Map 11, Parcel 11).



Town of Dennis  
Public Meeting Notice

5. **42 DAVENPORT ROAD, WEST DENNIS ZBAS-25-62**: Sean S. Lyons 2015 Revocable Trust, 22 Oldham Road, Arlington, MA (02474) C/O Robert Perry of Cape Cod Engineering, is seeking a Special Permit to demolish a single-story single-family dwelling and replace it with two-story single-family dwelling on a non-conforming lot. Located on a property in the R-40 Zoning District at 42 Davenport Road, West Dennis, MA (Assessor's Map 26, Parcel 25). **Continued without Testimony from January 23 and February 23, 2026.**
  
6. **6 CASSIDY AVENUE, SD (ZBAS-25-58)**: Bruce Newman, 17 Aran Road, Westwood, MA (02090) C/O Gregory Andrews of ABP Industries LLC, is seeking a Special Permit for a 256-sf addition (16' by 16') on the back of the house resulting in the increase in the footprint of a non-conforming structure on a non-conforming lot. Located in the R-40 Zoning District and the Old Kings Highway Historic District, at 6 Cassidy Avenue, South Dennis, MA (Map 185, Parcel 58). **Continued without Testimony from January 23 and February 23, 2026.**
  
7. **43 POND STREET, U-5 ZBAS-25-59**: Nicola Kavanagh, 75 Webb Street, Salem, MA (01970) C/O Kieran Healy of BSC Group is seeking a Special Permit to add a 267-sf addition to the front of the building that is part of a condominium of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 43 Pond Street, Unit U-5, West Dennis (Map 46 Parcel 1-5). **Continued without Testimony from January 23 and February 23, 2026.**
  
8. **17 ELLIS DRIVE, DENNISPORT ZBAS-25-61**: Bentsion Boverman Trustee, 17 Ellis Drive, Dennis Port, MA (02639) C/O Trevor Meyer of Myer and Sons, is seeking a Special Permit to add a 663-sf second floor addition over a portion of the existing footprint on a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 17 Ellis Drive, Dennis Port (Map 57, Parcel 30). **Continued without Testimony from January 23 and February 23, 2026.**
  
9. **149 OLD WHARF ROAD, DENNISPORT ZBAS-25-60**: Michael R Banas ET UX, 63 Main Street, Easthampton, MA, 01027 C/O Kieran Healy of BSC Group, is seeking a Special Permit to Raze and replace of a single-family dwelling with new dwelling elevated on piles on a non-conforming lot. Located on a property in the RR Zoning District at 149 Old Wharf Road, Dennis Port, MA (Map 18, Parcel 183). **Continued without Testimony from February 23, 2026.**
  
10. **30 OLIVIA WALKER WAY SD (ZBAS-26-4)**: Lisa Goldsmith, 30 Olivia Walker Way, South Dennis, MA (02660) C/O Diogo Da Cruz is seeking a Special Permit to construct a new sunroom addition at the rear of the existing single-family residence of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 30 Olivia Walker Way, South Dennis, MA (Assessor's Map 183, Parcel 48). **Continued without Testimony February 23, 2026.**



Town of Dennis  
Public Meeting Notice

11. **23 STEPHEN PHILLIPS ROAD (ZBAS-26-3)**: Mary Susan Muirhead, 76 DeForest Road, Wilton, CT (06897) C/O Marian Rose of Singer Law is seeking a Special Permit to demolish an existing single-family dwelling built in 1981 that is nonconforming as to front and side setbacks and reconstruct a new single-family dwelling not in the same footprint on a non-conforming lot. Located on a property in the R-60 Zoning District, at 23 Stephen Phillips Road, Dennis MA (Assessor's Map 408, Parcel 38). **Continued without Testimony from February 23, 2026.**
12. **14 SCOTT TYLER ROAD, WD (ZBAS-26-2)**: Glen D. & Darlene M. Townsend C/O Matthew Fitzsimmons of Fitzsimmons Law Office is seeking a Special Permit to add a garage dormer to a previously approved Special Permit. On a property in the R-40 Zoning District at 14 Scott Tyler Road, West Dennis (Map 67, Parcel 9). **Continued without Testimony from February 23, 2026.**
13. **10 FLAKEYARD ROAD, DP (ZBAS-25-63)**: Jeffrey J Robinson ET UX, 729 Park Avenue, Terrace Park, OH, 45174-1020, C/O Adam Schroth of AGS Architecture is seeking a Special Permit to allow demolition and construction of a new single-family residence on the existing footprint with a modified roofline, and demolition and construction of a new detached garage with a modified footprint and roofline, on a pre-existing nonconforming lot. Located on a property in the R-40 Zoning District at 10 Flakeyard Road, Dennis Port, MA (Assessor's Map 22, Parcel 8). **Continued without Testimony from February 23, 2026.**
14. **42 SOUTH VILLAGE ROAD WD (ZBAS-26-5)**: Domenic Previte, 11796 North Lake Drive, Boynton Beach, FL (33436) C/O Law Office of Singer & Singer is seeking a Special Permit to demolish an existing nonconforming single-family dwelling built in 1960 and reconstruct a flood compliant, less non-conforming, two-story single-family dwelling. Located on a property in the R-40 Zoning District; in an AE Flood zone at 42 South Village Road, Dennis, MA (Assessor's Map 15, Parcel 33). **Continued without Testimony from February 23, 2026.**
15. **14 JUDITH ANN ROAD (ZVAR-25-5)**: Steven J Nally, 72 Richardson Road, Belmont, MA (02478) is seeking a Variance to demolish a single-family home on a non-conforming lot and construct a new single-family home in a different location on the property. Located in the R-40 Zoning District, part of Old Kings Highway Historic, at 14 Judith Ann Road, Dennis, MA (Map 324, Parcel 9). **Continued without Testimony with applicant consent December 22, 2025; January 23 and February 23, 2026**
16. **61 TAUNTON AVENUE, DENNIS MA (ZVAR-26-1)**: Myles J Calvey ET UX, 7 Woods Road, Belmont, MA (02178) C/O Tardif Law Office is seeking a Variance to allow a walkway and patio to remain within the required 10 feet of boundary. Located on a property in the R-40 Zoning District, part of the Old Kings Highway Historic District at 61 Taunton Avenue, Dennis, MA (Assessor's Map 345, Parcel 61). **Request to Continue to the April 27, 2026 ZBA Meeting or applicant request.**



Town of Dennis  
Public Meeting Notice

17. **37 HALL STREET, DP (ZBAS-25-19)**: SAO Family Partnership LLC, 139 Riverside Drive, West Harwich, MA, 02671-1511 C/O Tina McCormack are seeking a Special Permit for the increase in height of a non-conforming structure on a non-conforming lot that increases height in a minimum required setback. Located on a property in the Dennis Port Village Center Area B Zoning District at 37 Hall Street, Dennis Port, MA (Assessor's Map 91, Parcel 27). **Continued without Testimony from 8-25-2025; 9-22-2025; 10-27-2025; 11-25-2025; 01-23-2026; & 02-23-2026**
  
18. **3 BEACH PINES ROAD DP (ZBAS-26-6)**: Michael R Pearlman Trustee, 27 Dewey Road, Lexington, MA (02420) C/O Carlos Santos of US Work Building, is seeking a Special Permit for the demolition and removal of the existing deck and the construction of a new deck structure within 50 feet of a coastal bank. Located on a property in the R-40 Zoning District; in the VE Flood zone, at 3 Beach Pines Road, Dennis Port (Assessor's Map 23, Parcel 2). **Request to Withdraw without Prejudice per applicant request**
  
19. **23 UNCLE BILLS WAY, SD (ZVAR-25-6)**: Timothy Burke (Trustee), 400 Washington Street, Suite 408, Braintree, Massachusetts (02184) is seeking a Variance to build a single-family home on a non-conforming lot. Located on a property located in the R-40 Zoning District, part of the Old Kings Highway Historic District at 23 Uncle Bills Way, South Dennis, MA (Assessor's Map 197, Parcel 41). **Heard and voted on March 13, 2026. Variance denied.**