



Received
Dennis Town Clerk
Date: January 22, 2026
Time: 2:49 PM

SY

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 January 26, 2026 at 6:30 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>

Meeting ID: 878 003 6813

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID: 878 003 6813

AGENDA

PUBLIC HEARINGS:

1. **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).
2. **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).
3. **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 (Assessor's Map 46 Parcel 1-5).
4. **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 (Assessor's Map 57, Parcel 30).

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.



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5. **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). **Continued without Testimony 12-22-2025**
6. **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 (Assessor's Map 324, Parcel 9). **Continued without Testimony 12-22-2025**
7. **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 Dennisport Village Center Area B Zoning District at 37 Hall Street, Dennisport, MA (Assessor's Map 91, Parcel 27). **Continued without Testimony from 8-25-2025; 9-22-2025; 10-27-2025; and 11-25-2025.**

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