



Town of Dennis
Public Meeting Notice
Planning Board Agenda – March 16, 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 **Monday March 16, 2026 at 6:30 pm** in **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

1. PUBLIC HEARINGS:

- I. **Section 4.9 Zoning Bylaw Update (Continued from March 2, 2026):** To see if the Town of Dennis will amend the Dennis Zoning By-Laws by Amending the following Section: 4.9 - Provisions to encourage the Development of Affordable Housing in Dennis. The purpose of the proposed amendments is twofold: To clarify and re-order the sub-sections, add headers, descriptions and definitions, remove obsolete words, correct changed names and clarify the different methods; consider some substantive changes to increase the creation of affordable housing in appropriate locations near services, transportation and sewer. The continued public hearing is to refine revised draft amendments to 4.9 and see if the Planning Board will recommend the proposed changes to the Annual Town Meeting in May 2026.
- II. **180 SOUTH YARMOUTH ROAD (2720):** 3 P Properties, LLC, 665 Church Street, Whitinsville, MA 01588 C/O Eliza Cox, is seeking a Modification of a Special Permit to extend the approved retail lumber/hardware use at 243 Route 6A to Koopman Lumber's adjacent parcel at 180 South Yarmouth Road. Located in the Limited Business Zoning District and the Old Kings Highway Historic District at 180 South Yarmouth Road, Dennis MA (Map 255, Parcel 4).

2. ADMINISTRATIVE BUSINESS: Minutes

3. CURRENT & LONG-RANGE PLANNING: Town Planner update.

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 April 6, 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.