

Approved 2.19.2026

Zoning Bylaw Study Committee (ZBSC)  
Town of Dennis  
Meeting Minutes 1.22.2026

Present: G. Barber; D. DiManno; J. Frazier; K. Kane  
P. Foley (Town Planner); J. Plath (Select Board Liaison)  
Zoom: C. Bechard  
Absent: B. Clark; H. Kelley  
Guests: Julie Kennie; Julie Kline; ?? Need help with names

Meeting called to order by Chair Pro Tem Kate Kane at 4:32 PM

I. Citizens' Concerns

**JULIE KENNIE:** What is the status of Seasonal Communities Designation? What aspects will affect Dennis?

**PAUL:** Doing a memo to SB recommending that we do it. Allows Dennis to do a few things; but they still have not well defined what they want. Have to allow Affordable on undersized lots (which we already do); second – all tiny houses (what does that mean – do we a create a district?)

**JULIE:** Does town have the right to define tiny houses?

**PAUL:** Do we have to allow mobile homes anywhere/everywhere? State is still trying to define this – lots of confusion about what it actually means. Recommend that we join it for possible future funding and also b/c they might hold it against us if we haven't

**JULIE:** How much discretion does the town have to define what a tiny house IS? Wheels and they move???

**PAUL:** Is following up and will be recommending that it go on May warrant.

**JULIE K.** What would reasonable district be?

**PAUL:** One would be behind industrial district on Great Western, buffered; sand pit on Hokum Rock;

- Since 2002, under 4.9: 444 units approved. 315 have been built. 106 on SHI; 209 not on SHI

**KATE:** What can ZBSC do to help expedite the affordable process, get the cost down?

**GARY:** Size of tiny home? (PAUL: 400 - 450 sq feet) and if you take trailer hitch and wheels off. then it's no longer a mobile home.

**JULIE K.:** How is flow/septic going to be allocated?

II. Confirm Annual Town Report Submission - Done / submitted

III. Revisions to Existing Bylaw 4.9: **NOTE latest version attached. (need from Paul)**

- Continue Work Session, Review, and Discussion with Town Planner ;
- Feedback from Town Planner re: Planning Board 4.9 review;
- Confirm timetable to Town Meeting Warrant, including possible Planning Board and Select Board hearings

**PAUL:** Is seeing Town Counsel tomorrow to review

**JAN:** When will Paul have time to do the Design and Performance and Environmental standards? Will follow up with Paul. Need these before it goes to public hearing.

**Items still unclear:**

- Sections ABC
- Lines 4, 45, 46 and increase interaction with Water District when new developments planned
- Line 60 – how will people afford sewer hookup on ownership units if they are in one of the 8 phases? Add possible warning/disclosure pending known costs.
- 167/231 – need to clarify WHICH commercial districts can have apartments and are ¼ mile away/the proper distance?
- 168-174 needs to be refined/defined & identify which districts (“affordable list” rather than identifying them specifically)
- Did we take 231 out?
- Line 176 - 194 – 75% year-round (25% SHI affordable; 50% locally affordable; 25% open)
- 183 – Paul checking with Counsel
- Line 210 – parking – changed?
- 211 – need to find language about development near “problematic intersections”
- Issues of adhering to all existing setbacks, etc., dimensional requirement
- Specify single lot within an existing neighborhood of similarly sized lots that are already developed, and must be affordable

Consider risk of homeownership portion and extensive costs for sewers

Need dashboard/prioritization of building approval process

**Key messages for Town Meeting:**

- This is better than 40b;
- This is nothing brand new – just improvements to existing 4.9

IV. Committee Reorganization (T) - postponed

V. Next meeting date and agenda items

February 19

- 4.9 final DRAFT before public hearing
- Committee Reorganization (T)
- Approval of Minutes 10.30, 12.18, 1.8, 1.22

Adjourned 5:40 PM