



TOWN-OWNED LAND INVENTORY FINAL REPORT



**APPROVED BY SELECT BOARD
JANUARY 21, 2020**

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In recent years, various groups have asked the Town to consider designating some of this undesignated land for specific uses. These requests stimulated a larger discussion on land use. It became clear that to move forward the Town needed to take a comprehensive look at all various land use issues and develop guidelines for decision makers to use when reviewing Town land.



The Select Board charged Administration in coordination with various Town Departments with creating these guidelines. Three public presentations were provided during Select Board meetings, over the course of the development of the Town-owned Land Inventory. The presentations and inventory were opened for public comments during two different windows. All comments and feedback have been incorporated into the Town-owned Land Inventory.

ACKNOWLEDGEMENTS

I would like to thank everyone who supported and continue to encourage this effort; this document is better for their input. The knowledge, information, feedback, and support from Committees, Commissions, and Boards were invaluable.

There are many to thank, including:

- Dennis Select Board
- MaryAnne Gibbs, Finance Director
- Dan Fortier, Planning Director
- David Wood, Assessing Director
- Ann Martello, Assessing Office Manager
- Alicia Messier, GIS Specialist
- Jacquelyn Shea, Executive Assistant

INTRODUCTION

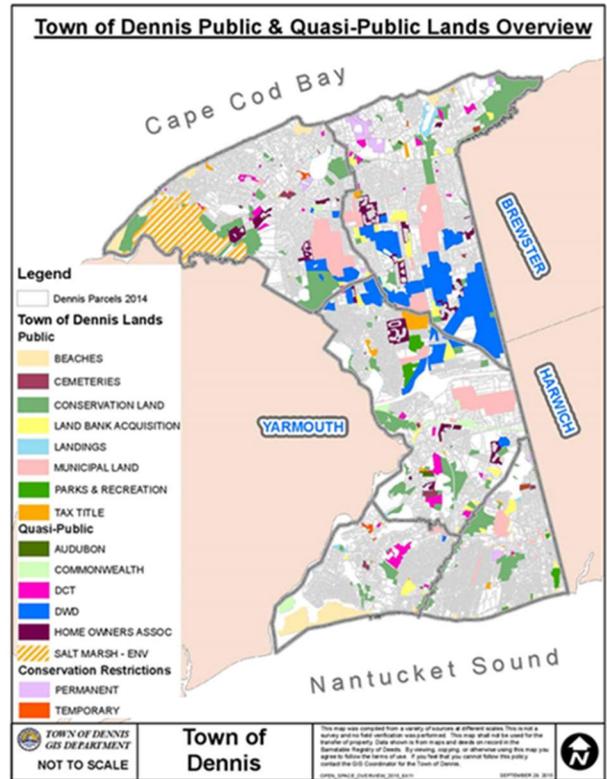
The Town-owned Land Inventory originated as a Goal of the Select Board. The process developed with Administration, Planning Department and Finance Department was presented to the Board for endorsement. In February 2019, the Town-Owned Land Inventory Process was presented to the Board of Selectmen. Direction was provided to circulate the inventory to stakeholder agencies for comments. The Inventory was shared with Town Departments and Board/Committee/Commissions, along with partner agencies including the Dennis Water District, the Dennis Housing Authority, Dennis Conservation Land Trust, the Dennis-Yarmouth Regional School District, The Compact of Cape Cod Conservation Trusts, Tony Kent Arena Board, State Legislators, Housing Assistance Corporation, the Village Improvement Society, and the Town's consultants for the Comprehensive Wastewater Management Plan and Community Development Block Grant Funding for review and comments. Comments were received from the Department of Public Works, Assessing Department, Police Department, Planning Board, Conservation Commission, Dennis Conservation Land Trust, Housing Assistance Corporation, Dennis Historical Commission, Waterways Commission, and CDM Smith (the Town's wastewater consultant). At the close of the comment period, recommendations were reviewed for compilation in the report and presented to the Board. Subsequently, the Select Board asked for an additional open public comment period. The full presentation was uploaded to the Town website for public review and comment. All comments that were received during the open comment windows have been incorporated into this report for the Board's final review and adoption. Additionally, copies of all comments are included in the appendix.

STUDY

The Town of Dennis owns over 2,000 acres of land. Over the past 227 years, the Town has acquired this land by gift, purchase, eminent domain, and for failure to pay taxes. Some of this land is dedicated for specific uses; others have no designated use. A large percentage of the undesignated land has been acquired for failure to pay taxes, also known as tax title land.

The Town has identified specific uses for approximately 97 percent of all Town land. The remaining 3 percent consists of either tax title land or land held for general municipal use. Some of the general municipal use land is designated for specific uses (examples include water access, parking lots, drainage facilities).

In addition to developing guiding principles for the future use or preservation of this land, the staff working on the report conducted a detailed investigation of the undesignated Town-owned land.



A primary objective of this process and report was to establish guidelines for the future use of the Town’s undesignated lands for Town decision makers. Keeping that objective in mind, the following criteria were utilized:

1. Create consensus among the various interest groups regarding current general Town and tax title land.
2. Through utilization of various plans such as the Local Comprehensive Plan, Open Space and Recreation Plan, and Regional Policy Plan Land Use Vision Map and Hazard Mitigation Plan, create a process for reviewing public lands with an eye towards the Town’s long-term needs.
3. Provide report to the Select Board with recommendations for current properties and develop a land review process. Lands may be retained, designated for specific uses, or sold.

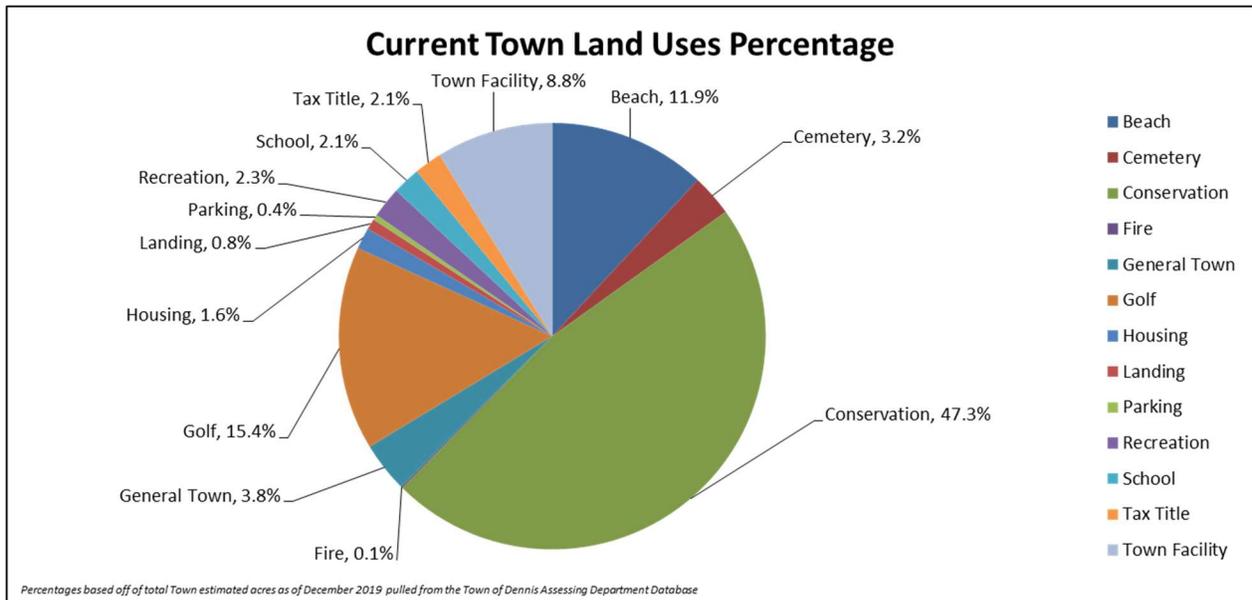


MUNICIPAL USES

For the purpose of this report, municipal uses include:

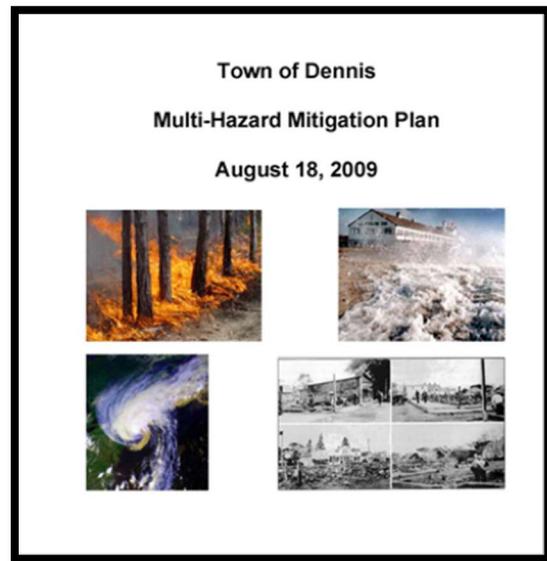
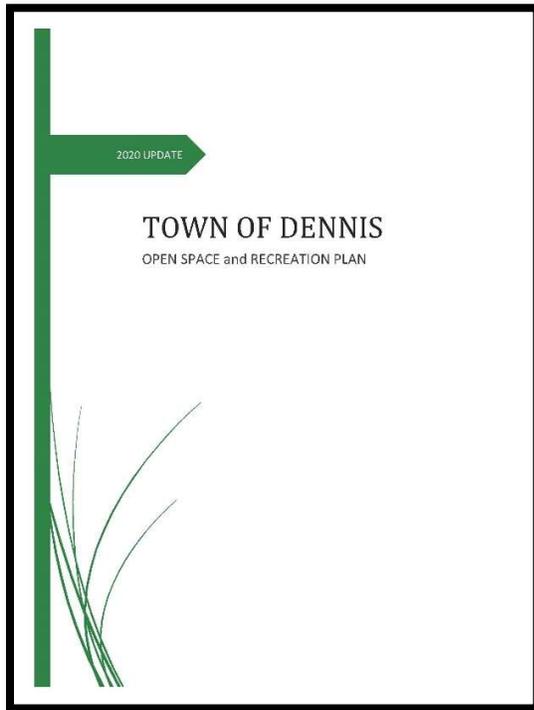
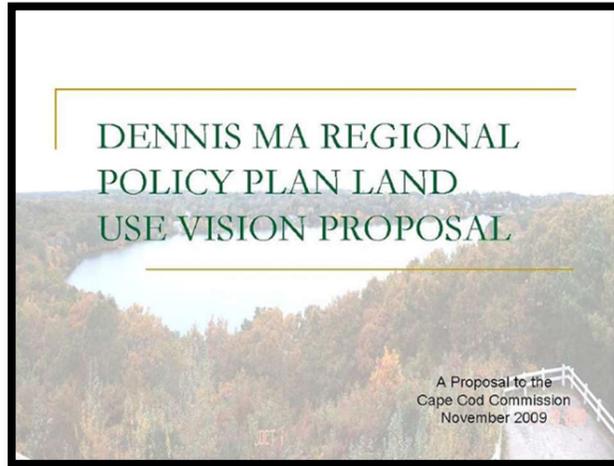
- Affordable & workforce housing
- Conservation Land
- Economic development
- Infrastructure (drainage)
- Open space
- Public & renewable energy facilities
- Recreation
- Schools

Category	Description	Care & Custody
Parking	Parking lots	Select Board
Library	Library	Select Board
Fire	Fire station	Select Board
Housing	Senior & affordable housing	Housing Authority, Lessees (F.O.R.W.A.R.D, C.I.V.O.C, etc)
Cemetery	Town cemeteries	Select Board
DPW	Public Works buildings & facilities (transfer station, wastewater site, highway barns, etc.)	Select Board
General Town	Town Hall, Carleton Hall, WDGS, etc.	Select Board
Waterways	Harbor, Town Landings	Various; Outlined in Landings Report
Schools	Schools & school fields	School Committee
Recreation	Parks & multi-use recreational courts/fields	Select Board
Tax Title	Tax Title lands	Tax Collector
Conservation	Conservation areas	Conservation Commission



BACKGROUND

This document draws upon the planning work previously completed by the Town including the Land Use Vision Map, Local Comprehensive Plan, Open Space and Recreation Plan, and Hazard Mitigation Plan.



DENNIS' VISION

Dennis' Local Comprehensive Plan identifies the town's planning priorities as follows:

- **Control Sprawl**
- **Encourage Economic Development**
- **Balance Costs and Growth**
- **Preserve Character**
- **Protect the Environment**
- **Improve the Quality of Life**

Local Comprehensive Plan Vision Statement

- *This is a waterside place, a place surrounded by shoreline and defined by the water in, around and under us. Preservation of boating, fishing and shellfishing are vital to preserving the character of Dennis.*
- *As a residential Town it is essential to preserve and promote its peace and quiet, spaciousness, its safety, and the ease of travel.*
- *Dennis is a town of natural and man-made beauty. To ensure that it is not lost it is necessary to protect our natural resources and to give continuity to building design.*
- *Dennis is a resort town and it is intended to continue to be attractive to our visitors and part-time residents who help pay our bills and who expect our community to change, but to be unsullied by uncontrolled development.*
- *Dennis is a Town with views and vistas seldom seen anywhere in the world.*
- *Development consists overwhelmingly of single family dwellings. Recreational facilities – beaches, golf courses, parks, ball fields, etc., occupy much of the land already set aside for them. A population increase is envisioned in the next 20 years and will be taken into consideration. It is not intended that Dennis becomes a metropolis or a suburb, rather to preserve its small town character*

Protection of resource areas including, but not limited to: land use vision resource protection areas, wetlands and buffers, and flood zones. Municipal needs including, but not limited to: wastewater, storm water management, future Town building needs, affordable housing, and economic development.

TAX TITLE REVIEW PROCESS

The Town-owned Land Tax Title Land is land acquired by the Town for failure to pay taxes. Whenever possible the Town seeks to place this land back on the tax rolls. However, if land is identified as valuable to some current or future municipal use the Town can choose to designate it for such a use.

When reviewing requests for the sale of vacant Town owned land, the following considerations are considered:

1. Has a board, committee, or department identified a long or short-term use for the property (i.e. highway purposes, drainage, open space, conservation land, recreation, future municipal building site, etc.)? If a use is identified the land should be retained.
2. Land without an identified municipal use can be sold as non-buildable to abutters for uses such as yard area, house additions, secondary structures (garages and sheds), and septic system up-grades.
3. If suitable (as determined by a Town review), land could be sold for the construction of new, dwellings, provided the dwelling is affordable and complies with the state's definition of affordable housing. Furthermore, a permanent affordable restriction must be placed on the land and the owner must agree to file with the Town through the state's Local Initiative Program thereby allowing the property to count towards Dennis's affordable housing requirements.

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BARNSTABLE LAND COURT REGISTRY

This instrument must be filed for record or registration within 60 days from its date
STATE FORM 301 COMMONWEALTH OF MASSACHUSETTS
Revised 3/2009 TOWN OF DENNIS
TTR 20120024 Office of the Collector of Taxes

INSTRUMENT OF TAKING

I, **MATTHEW STOLTZPUS**
Collector of Taxes for the City/Town of
DENNIS
General Laws Chapter 60, Sections 53 and 54,
hereby take for the City/Town the real property
described below:

DESCRIPTION OF PROPERTY

PROPERTY AND BUILDING
CONTAINING 0.19 AC (more or less)
GENERAL: 0.19 AC STANLEYS WAY, Dennis MA
VALUATION: 197.000000
REGISTRATION: N/A/N/A
LAND: 12/28/2008 - 148549 Lot 37, Plan 2012-08
REGISTRY: AT: BARNSTABLE REGISTRY OF DEEDS

This land is taken because taxes defined in Chapter 60, Section 43, assessed on the property to:

MATTHEW STOLTZPUS
for the fiscal year 2012 were not paid within fourteen (14) days after the date when the same were made on account of the same. After notice of incurrence to take the land was given, required by law, the same remain unpaid along with interest and incidental expenses and costs to the date of taking as follows:

Fiscal Year 2012 TAXES REMAINING IN INTEREST to date of taking	\$68.25
INCIDENTAL EXPENSES AND COSTS to Date of Taking	\$11.44
	\$39.54
TOTAL FOR WHICH LAND TAKEN	\$119.23

Executed as a Notary Public on March 17, 2014
COMMONWEALTH OF MASSACHUSETTS

DATE:
On the 17th day of March, 2014, before me, the undersigned Notary Public, personally appeared **MATTHEW STOLTZPUS**, who proved to me through satisfactory evidence of identification, which were **personally checked** to be the person whose name is signed on the preceding or attested document, and acknowledged to me that he/she signed it voluntarily for its stated purpose, as Collector of Taxes for the City/Town of DENNIS.

My commission expires June 5, 2020
THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

DIANE L. MIDURA
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires June 5, 2020

BARNSTABLE COUNTY
REGISTRY OF DEEDS
A TRUE COPY, ATTEST
JENNIFER MAZADE, REGISTER

BARNSTABLE REGISTRY OF DEEDS

GUIDING PRINCIPLES

- Process based upon adopted Town documents including, but not limited to the: Land Use Vision Map, Local Comprehensive Plan, Open Space Plan, and Hazard Mitigation Plan.
- Protection of resource areas including, but not limited to: land use vision resource protection areas, wetlands and buffers, and flood zones.
- Municipal needs including, but not limited to: wastewater, storm water management, future Town building needs, affordable housing, and economic development.



OVERALL GUIDING PRINCIPLES

- Town land should be designated for uses or protection that enhances the quality of life of the residents of Dennis.
- Provide an approach to meeting the Town's municipal facilities, open space, recreation, housing and economic development needs in a balanced manner, which controls sprawl, and traffic congestion.
- When reviewing Town land (especially large tracts), the Town should strive to accommodate multiple goals.
- The Town should consider and attempt to anticipate future long-term municipal needs (both known and unknown) for Town-owned land.
- Dennis' natural (land and water) resources are its greatest assets.
- Long-term positive tax revenue generation is important.

GUIDELINES

Not in any particular order

- Preserve land for future known and unknown municipal uses.
- Buffer neighbors from larger municipal uses (i.e. economic development, schools, municipal facilities, traffic).
- Create affordable and workforce housing consistent with the Town's Affordable Housing Plan and Local Comprehensive Plan.
- Focus controlled and balanced development within our village centers.
- Maximize the use of existing facilities and land with existing facilities and buildings.
- Many locations in Dennis have a historic feel and appearance, future municipal uses in these areas should enhance that character.
- Open space within our village centers is important.
- Flood protection.
- Maintain and enhance public access to Dennis' harbor, beaches, and water resources.
- Focus municipal buildings and facilities where adequate infrastructure exists.
- Protect and link natural habitats.
- Declare land not identified for current or potential municipal uses as surplus. Surplus land may be made available for the development of affordable and/or market rate housing.

MUNICIPAL USE

INTRODUCTION

Municipal uses are facilities that either are used by or serve the entire community. Therefore, such facilities should be centrally located. Ideally, as stated in the Town’s Local Comprehensive Plan and Land Use Vision Map, these facilities should be located within village centers. However, due to a number of factors including limited availability of land, higher land costs and traffic congestion, locating municipal facilities in villages is not always practical or economically feasible.

The following overall criteria were developed as part of the Local Comprehensive Plan and the Land Use Vision Map and should be used when evaluating the suitability of land for future municipal facilities.



- MUNICIPAL FACILITIES CRITERIA**
- **Locate within village centers**
 - **Designs reflective of Dennis’ history and character**
 - **Easily accessible**
 - **Centrally located**
 - **Ample parking**



OPEN SPACE AND RECREATION

INTRODUCTION

The Open Space and Recreation Plan notes that:

The Town of Dennis is a community with a careful balance of land preservation, natural resource protection, and economic development. While much of the private land holdings are developed, the town has gone to great efforts to review the remaining undeveloped parcels to determine their value for open space preservation, water supply protection, flood prevention, and recreational opportunities. The Town is cognizant of the fact that a significant portion of its housing stock consists of second homes, used only during the summer season. These second home owners place two significant burdens on the town, in terms of preservation. First, the Town must ensure that the beaches, golf courses, and open areas that attract these seasonal residents to the community are protected to ensure the continued health of the Town's seasonal economy. Second, the Town needs to consider the potential future needs, for open spaces, water supply, etc., that may occur if these second homes ever became used as year-round homes.



GOALS OF THE OPEN SPACE & RECREATION PLAN

- ***GOAL 1: Preserve land for open space and recreation, focusing acquisitions on priority properties and connections to existing open space.***
- ***GOAL 2: Maintain and improve existing recreational properties and facilities, while exploring additional recreational opportunities throughout town.***
- ***GOAL 3: Upgrade Town facilities to provide ADA accessibility.***
- ***GOAL 4: Preserve the historic and scenic character of the Town.***
- ***GOAL 5: Protect water quality and drinking water supplies.***
- ***GOAL 6: Promote a cooperative and regional approach to open space and resource protection.***



HAZARD MITIGATION PLAN

INTRODUCTION

Hazard mitigation is commonly defined as any sustained action to reduce or eliminate the long-term risk to human life from natural hazards and their effects. Hazard mitigation planning is the process that the Town of Dennis is undertaking to continuously analyze our Town's risk from natural hazards, to coordinate available resources, and to develop a strategy to implement actions to eliminate risk.



HAZARD MITIGATION CONSIDERATIONS

GOALS OF THE HAZARD MITIGATION PLAN

- Reduce the loss of life, property, infrastructure, and environmental and cultural resources in the Town from natural disasters.
- Coordinate local hazard mitigation planning and activities with those of Barnstable County and neighboring towns.
- Seek for and take advantage of funding opportunities to implement the Multi-Hazard Mitigation Plan.
- Mitigate potential financial losses incurred by municipal, residential and commercial establishments due to disaster.
- Develop and conduct hazard awareness information and educational programs for the public.

AFFORDABLE & WORKFORCE HOUSING

INTRODUCTION

Affordable housing is not low-income housing. It is housing for the Dennis workforce. Employers in Town government and the private sector are finding it harder and harder to attract quality employees. The high cost of housing is a significant impediment to hiring and retaining qualified workers. In Dennis region, a family of four with annual earnings of \$73,200 meets the definition of “moderate income” and would qualify for affordable housing in 2019. Ideally, affordable housing or actually any housing should be located near services.

Dennis’ villages provide a range of commercial services and are generally served by adequate roads and municipal drinking water. Dennis’ Affordable Housing Production Plan encourages the Town and private developers to collaborate to produce a mix of housing types that will facilitate the Town’s fiscal, social and economic wellbeing. The Town recognizes the importance of creating affordable housing.



PRIORITIES OF THE HOUSING PRODUCTION PLAN

- More subsidized rental housing to make Dennis more affordable due to the high cost of housing in relation to income.
- Provide a wider range of affordable housing options, including first time homeownership opportunities for younger households.
- Increase housing for those with special needs as 16.4% of all residents report a disability.
- Programs to support necessary home improvements such as lead abatement, weatherization and septic upgrades for low and moderate income households and the elderly.

POLICIES/ACTIONS

- I. Convert vacant, underutilized, deteriorated buildings. Properties with vacant, underutilized or deteriorated buildings (tax title or declared surplus) are excellent candidates of affordable housing.
- II. Locate Affordable Housing within the Village Center Areas.
- III. Municipal water and wastewater are important.
- IV. Discourage residential development in the rural areas of Town. Limited Town services exist in the rural areas of Dennis. However, in some limited cases low density affordable housing may be acceptable.
- V. Develop small scale developments. To minimize the impacts of development on the surrounding neighborhoods, affordable housing developments should consist of fewer than 30 units.
- VI. Locate affordable development near public transportation and public amenities.
- VII. Partner with non-profit housing groups. Groups such as the Housing Assistance Corporation and Habitat for Humanity are actively developing affordable housing in Dennis. The Town should support these efforts by making land appropriate for housing available.

ECONOMIC DEVELOPMENT

INTRODUCTION

The Town has always encouraged a wide range of land uses. The community recognizes the need to provide opportunities for people to live, work, shop and recreate. The town has an active Community and Economic Development Committee and Dennis Port Revitalization Committee working on these issues. Dennis Port is an Economic Opportunity Zone, and portions of Dennis Port, West Dennis and South Dennis are Environmental Justice Areas due to concentrations of low-income populations.



ECONOMIC DEVELOPMENT CONSIDERATIONS

GOALS OF THE LOCAL COMPREHENSIVE PLAN RELATED TO ECONOMIC DEVELOPMENT

- Promote economic development that is compatible with Dennis' environmental, cultural and economic strengths in order to ensure a balanced economy.
- Preserve the character of Dennis' unique village centers, locate developments to as to minimize adverse impacts and enhance quality of life.
- Encourage the creation and diversification of year-round employment opportunities.

WASTEWATER

Wastewater improvements will require the appropriate location of infrastructure from pipes in the streets to pumping stations and land for discharge. To achieve our housing, economic development, recreation and land preservation needs, the Town needs to address the impacts of septic discharge across Town. The Wastewater Implementation Committee has set a priority for protecting necessary sites for implementation and completion of the Dennis Comprehensive Wastewater Management Plan.



INFRASTRUCTURE

WHY INFRASTRUCTURE?

Acquiring land for roadway improvements utilities, pumping stations, and drainage is a constant challenge. In many cases, tax title land is perfectly situated for such uses. Town-owned land suitable to meet the current or potential future infrastructure needs should be retained.

INFRASTRUCTURE CONSIDERATIONS

The following is a list of attributes that are important that are important for identifying land suitable for infrastructure:

- I. Natural low points. Many tax title parcels are acquired because they are unbuildable. Low lying land and wetland are two of the primary reasons for a lot's unbuildable status. These low points happen to make excellent sites for discharging road drainage.
- II. Roadway improvements. The cost to acquiring land for road re-alignment and widening can be cost prohibited. Town land or portions of Town land directly adjacent to roads slated for current or future improvements should be retained.
- III. Underground and above-ground utilities. Before designating land for disposition or for other municipal uses the need for land or easements for road widening, utilities such as the transmission of electrical power, water and wastewater pumping station should be considered.



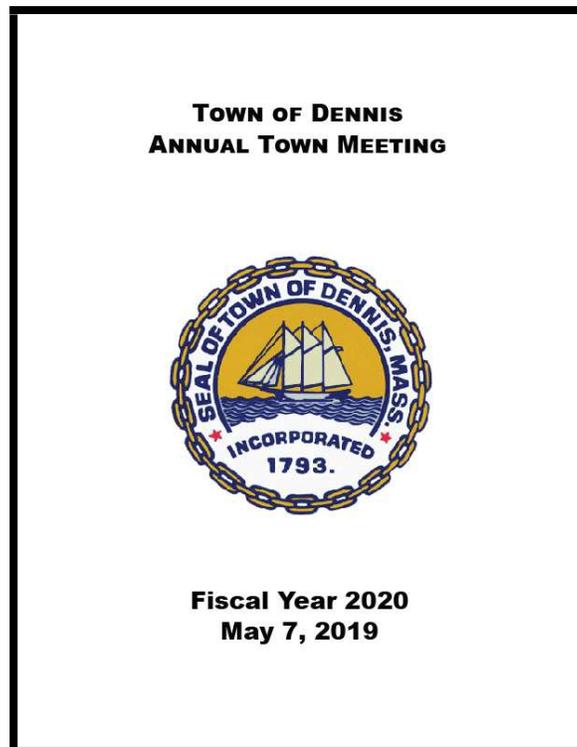
IMPLEMENTATION STRATEGIES

TAX TITLE

In order to keep the public lands database current, when a property is taken by the Town for failure to pay taxes, a notification process should be implemented. The Public Lands database shall continue to be updated and maintained in perpetuity.

Prior to designating tax title parcels for specific uses, the titles of the parcels in question shall be deemed clear. Funds should be appropriated annually at Town Meeting for the purpose of proactively clearing the titles of tax title properties that may be utilized for an intended use.

Town decision makers should balance reserving land for the future needs of the community and its obligation to place tax title land back on the tax rolls. Whenever possible, tax title land that has not been identified for a current of potential municipal use should be sold at auction.



CONCLUSION

In conclusion, the Town also owns a significant amount of land that does not have a specified use; much of this land was land taken for failure to pay taxes. In recent years, various groups have asked the Town to consider designating some of this land for specific uses. In reviewing these requests, it became clear to the Board of Selectmen that a comprehensive look at all of the undesignated land and various land use issues would be required, and further a need to develop guidelines for decision makers to use when reviewing Town-owned land. The Board established this as a goal in their FY 2019 goal setting to commence this process.

Accordingly, over the last year working with Town staff, a detailed review and inventory on Town land was conducted and included the creation of a database on Town land. The preliminary inventory was presented to all Departments.

The primary objective of this process is the culmination of a final report and presentation detailing the findings and guiding principles for the future use or preservation of this land, prepared for the Town.

The Select Board has control over all of the undesignated land that has been reviewed in this report. Nothing will happen to this land without further Select Board action. As recommended, the Town should take their time in reviewing and deciding how to handle these parcels and the guidelines and recommendations.

In addition, the Board should also consider the existing Town land holdings that have designated uses. Although this was not a targeted objective of this Report, it could easily have been compiled as a Phase 2. There may be identified uses that may no longer be valid for certain properties. It is possible that there are land holdings that should have their designation changed to allow greater municipal flexibility. Furthermore, lands in this inventory may be needed to exchange for future municipal uses.

Attached for reference is the completed inventory, including the data sheets for the 62 parcels reviewed for the purpose of this Report. Each lists the planning document priorities, and the input from Boards, Committees and the public. This inventory is intended to serve as a tool when reviewing undesignated Town parcels going forward. Finally if the Town accepts further properties they will be added to this database moving forward.

Thank you for the Select Boards support and the collaboration from Town staff, Departments, Boards Committees and Commissions, as well as the community at large; this document is better with the involvement of all who participated.

Respectfully,



Elizabeth Sullivan
Town Administrator

APPENDICES

Appendix 1 Town Owned Land Evaluation Process

Appendix 2 Town Owned Land Inventory Property Cards

Appendix 3 Town Owned Land Inventory Process Summary and Guidelines

Appendix 4 Comment Letters

**APPENDIX 1:
TOWN OWNED LAND EVALUATION PROCESS**

A Process for Evaluating Dennis Lands
September 17, 2019

Section 1 Introduction

The town of Dennis has many land holdings. Most have very specific assigned uses/restrictions such as Conservation Land, Cemetery, Recreation, or used for municipal structures such as Town Hall, Police Station, Library Etc.

It also has many landholdings with no identified use, or are possibly available for changes of use.

In February 2019 the Board of Selectmen endorsed the process discussed in Section 3 of this report and directed Town Administration to apply the process to 62 parcels of land identified as town lands with no designated municipal to Town Departments, Boards and other interested entities to identify future uses for these properties. This review was conducted over the past summer and recommendations are discussed in Section 2.

A summary of the findings:

- Two parcels be made available for redevelopment under the auspices of the Dennis Affordable Housing Trust. These parcels, 187 Depot Street and 32 Mill Street would provide for affordable rental housing (187 Depot Street), possible child care services (187 Depot Street), Park Space (32 Mill Street per ½ the deed interest requirement), and subsurface drainage (32 Mill Street).
- Four parcels for consideration for sale 0 Off Center Street (Map 73 Parcel 45); 364 Hokum Rock Road (Map 314 Parcel 17); 63 Monument View Road (Map 361 Parcel 17, keep drainage easement); and 3 Woodcock Lane (Map 314 Parcel 46).
- Fifty-seven parcels are recommended for the Selectmen to hold for further analysis.

Section 2 Town Lands Board and Departmental Review

In February 2019 the Board of Selectmen directed Town Administration to distribute the Town Lands Inventory, ranked by the process identified in Section 3 to the Planning Board, Economic Development Committee, Conservation Commission, Beach Committee, Recreation Committee, Waterways Committee, Dennis Conservation Trust, Dennis Water Department, Department of Public Works, and Camp Dresser McKee (for waste water considerations). This review took place at Board and Commission Meetings over the summer of 2019. Administration received comments and directed staff to compile the same. The comment letters received are included in Appendix B.

Appendix A, provides a parcel by parcel review which includes, Parcel identification, evaluation under the process approved by the Dennis Selectmen, summary of comments received, and a staff recommendation.

The ultimate recommended disposition of these parcels was arrived at with tremendous caution. Staff started from the proposition, put forward in the Planning Board's recommendations, that, as these lands are all under the control of the Board of Selectmen, there is no immediate risk associated with the current disposition of the property. Current use, will only change with a definitive decision being made by the Board of Selectmen. The Planning Board recommendation:

The Town-Owned Lands provide the town with many opportunities – opportunities that should be approached carefully and with due consideration. Every parcel on this list has a value to the town. This value may be for preservation or for active use. As we reviewed the list, we did so with the recognition that even those parcels on the list that should be preserved offer valuable opportunities for the town.

This position by the Planning Board is further supported by a suggestion in the outside comments made by the Conservation Commission that a parcel of land currently reserved for Park Purposes be considered, in the future, for affordable housing purposes. Such a change would require Article 97 action by the Massachusetts Legislature, such action often requires off-sets to remove protections.

Town land needs are great, the list contains about 46 acres of land that meets criteria for consideration for protection out of 89 acres on the list. However, across the list are properties identified with more than one consideration. Town stormwater and drainage needs affecting the largest number of parcels. However, competing interests for parcels include placing land under conservation restrictions, affordable housing, resolving encroachment issues through possible sale, wastewater needs, drainage, and outright sale.

The report makes the following recommendations:

- Two parcels be made available for redevelopment under the auspices of the Dennis Affordable Housing Trust. These parcels, 187 Depot Street and 32 Mill Street would provide for affordable rental housing (187 Depot Street), possible child-care services (187 Depot Street), Park Space (32 Mill Street per ½ the deed interest requirement), and subsurface drainage (32 Mill Street).
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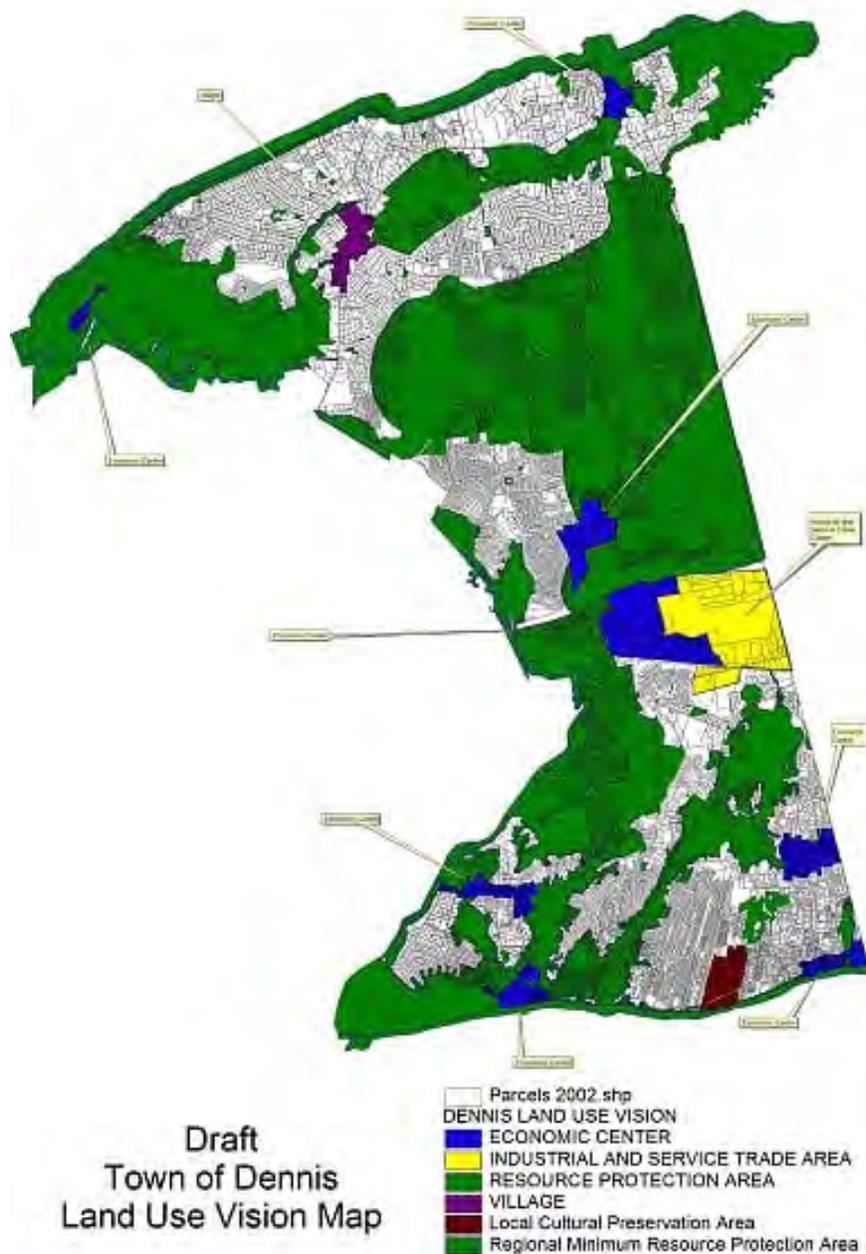
- Assess current lands assigned to various departments to determine whether changes in use assignment are appropriate or necessary to meet town needs, i.e. as suggested by the Conservation Commission converting parkland adjacent to Bob Crowell Road for affordable housing or other municipal purposes.

Section 3 A Process Based Upon Adopted Town Planning Documents

As adopted by the Dennis Board of Selectmen in February 2019, three town documents provide guidance on casting a land review process.



First was the Dennis Land Use Vision Map. The Land Use Vision Map was developed by the Planning Board for input into the Regional Policy Plan. The Land Use Vision Map identified existing and future centers of economic activities, village centers, industrial centers and areas of resource protection. The Land Use Vision Map comes into play at two points in the process. First, in screening potentially sensitive properties, and second, prioritizing potential active use properties.



**Draft
Town of Dennis
Land Use Vision Map**

The Dennis Land Use Vision Map was adopted by the Cape Cod Commission and Barnstable County Assembly of Delegates and officially incorporated into the Regional Policy Plan in 2010. The potentially sensitive properties lands that were prioritized by the Cape Cod Commission and expanded upon to include scenic vistas and other resources identified by the Planning Board. Lands that fall within the “Resource Protection Areas,” consistent with local planning guidelines, will be screened for priority for protection.

The second document referenced in the screening process is the Dennis Open Space and Recreation Plan.



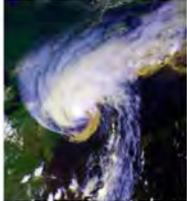
The Open Space and Recreation Plan identify important characteristics for protection, primarily it would prioritize:

1. The presence of wetlands;
2. sites within 50 feet of a wetland boundary,
3. lands within 100 feet of a wetland boundary;
4. MA NHESP Estimated Habitat Areas

5. MA NHESP Priority Habitat Areas

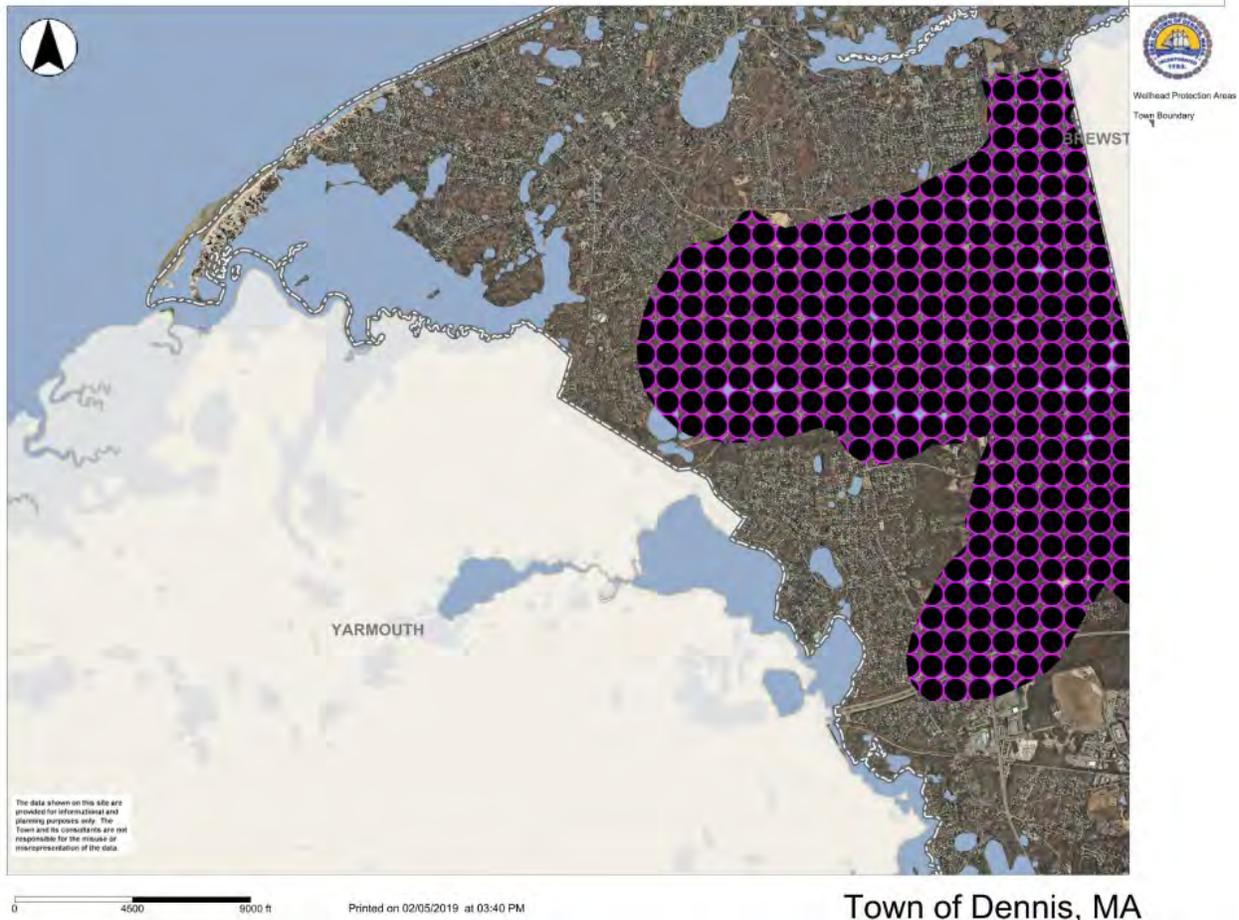
Finally, the Dennis Hazard Mitigation Plan places a priority on protecting land within flood zones. Protecting flood zone properties from development will provide flood storage and protection for other properties.

Town of Dennis
Multi-Hazard Mitigation Plan
Draft
August 18, 2009



At this point we start to transition from properties with various levels of constraints that suggest full protection is appropriate, to properties that, with or without limitations, have development opportunities. First, are properties that are located within a Zone II area. These areas are not, strictly off-limits to development, but restrict density decisions that make affordable housing viable due to increased land costs per unit. However, where the town owns the land, such costs are less of a consideration and appropriate land use designs can reduce the overall development footprint.

Most of the Zone II area has been identified, within the Land Use Vision Map as Resource Protection Area. A few areas, however, were not mapped for protection.



Town of Dennis, MA

Next, the focus is turned to properties with no environmental restrictions, but are flagged as they abut conservation land. Abutting conservation land is not a preclusion to development. However, such lands call for consideration of protection walking trails and/or wildlife habitat. These properties could lend themselves to housing styles, that cluster attached dwellings onto a smaller portion of the property, leaving areas adjacent to conservation areas for on-site green spaces.

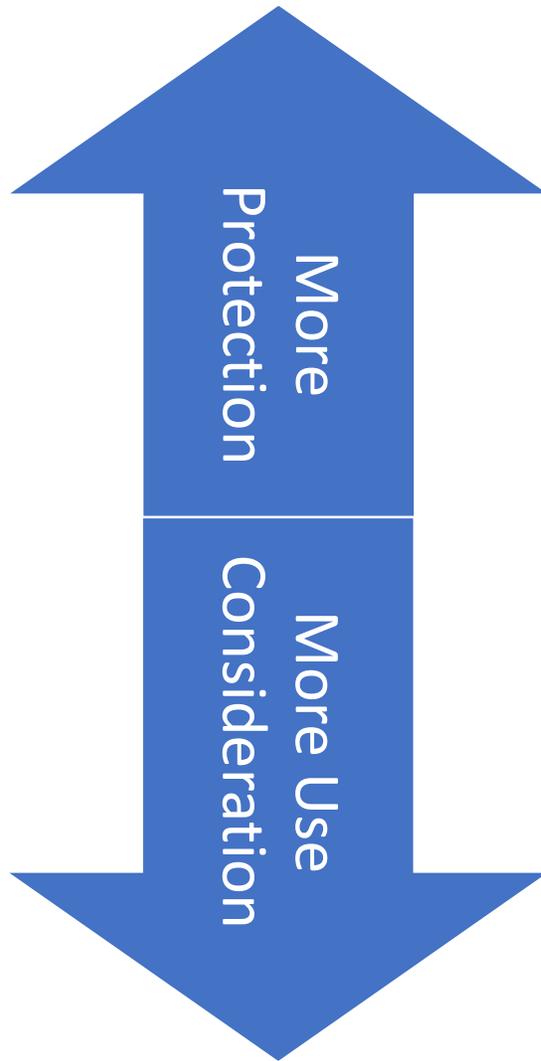
Further screening the list is to look at properties with no environmental constraints, and do not abut conservation lands but are smaller lots, quarter to half acre. If these were larger lots, they would be ideal for consideration for a housing development. Given their size, they would best be considered for scattered site housing, perhaps by an entity such as Habitat for Humanity. In some cases the town may need to maintain drainage easements for joint use of a property.

At this point, we move into properties to consider for more active uses.

Significant portions of Dennis Port and West Dennis are considered Environmental Justice Areas. These areas represent high concentrations of low-income populations, often with limited affordable housing and employment options. Providing land for decent, affordable housing and/or well-paying jobs in Environmental Justice Areas, and for much of the Environmental Justice area also located within the Dennis Port Opportunity Zone (also based on income, along with high unemployment and other economic measures), should receive high levels of consideration for active use.

The final grouping of properties represent the diametric opposite of the first group. The Land Use Vision Map adopted by the Planning Board, identifies areas considered for economic development and promotion of smart growth principles. Parcels located within what the Land Use Vision Map identifies as Economic and Village Centers, areas the Planning Board identified, and the Cape Cod Commission endorsed within the 2009 Regional Policy Plan, are targeted for active uses compatible with the areas they are found in.

Ultimately, the land screening process can be viewed in the following manner



Every town owned property, or potential land acquisition can be evaluated against these standards.

APPENDIX 2:
TOWN OWNED LAND INVENTORY PROPERTY CARDS

187 DEPOT ST DP Map 75 Parcel 8

Town Owned Land Assessment

RECOMMENDATION

Make available for affordable housing with 32 Mill Street as associated park space

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
EC	N	N	N	N	N	N	N	N	N	DPVCB



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Sale or develop
CONSERVATION COMM	Acceptable for development
HOUSING TRUST	Affordable Housing
HOUSING ASSISTANCE	Affordable Housing
DENNIS CONSERVATION TRUST	No comment
POLICE	No comment
PLANNING BOARD	Active or Passive reuse
DENNIS VILLAGE IMPROVEMENT	Affordable Housing

701 ROUTE 134 SD Map 189 Parcel 3

Town Owned Land Assessment

RECOMMENDATION Hold for additional study

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
EC	Y	N	N	N	N	N	N	N	N	EB



Town of Dennis, MA

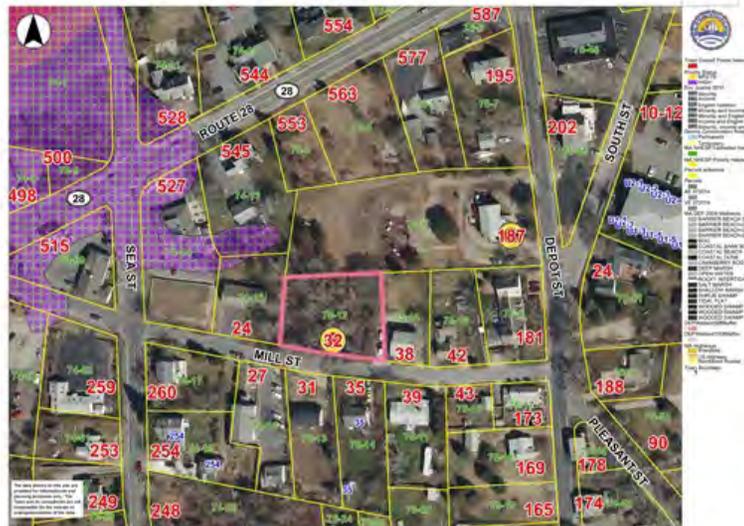
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Old town landfill
CONSERVATION COMM	Acceptable for development
HOUSING TRUST	Affordable Housing
HOUSING ASSISTANCE	Affordable Housing
DENNIS CONSERVATION TRUST	Consult with Water District
POLICE	Additional town parking
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Affordable Housing

32 MILL ST DP Map 75 Parcel 12

Town Owned Land Assessment

RECOMMENDATION Make available as associated park space/drainage for housing at 187 Depot Street

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
EC	N	N	N	N	N	N	N	N	N	DPVCB



Town of Dennis, MA

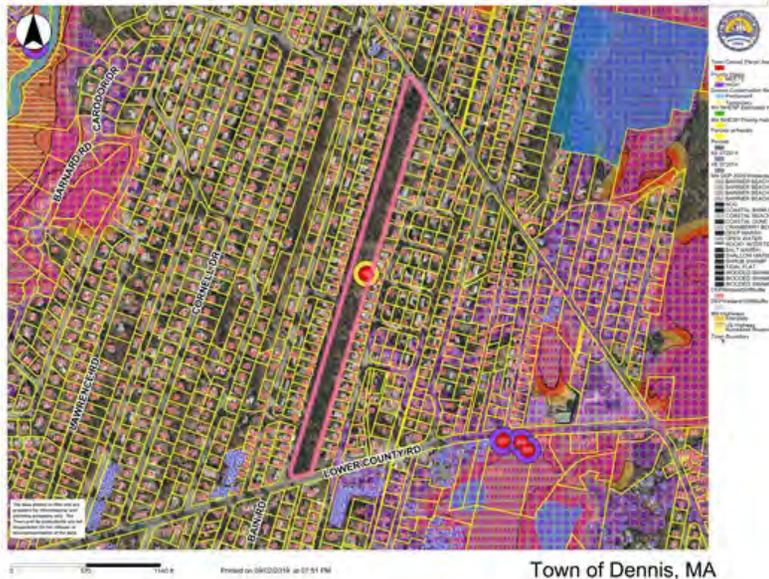
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	Open space in densely developed area, preserve
HOUSING TRUST	Park associated with adjacent housing/drainage
HOUSING ASSISTANCE	Affordable Housing
DENNIS CONSERVATION TRUST	No comment
POLICE	No comment
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Open space and drainage associated with adjacent housing

10 SIASCONSET AVE DP Map 54 Parcel 60

Town Owned Land Assessment

RECOMMENDATION Hold for additional study

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	N	N	N	N	R40 - RR



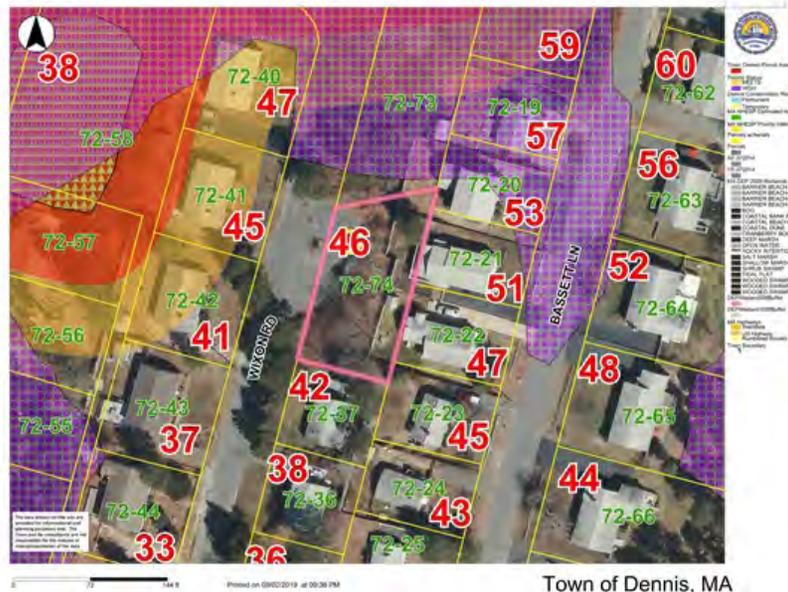
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage, wastewater, green space
CONSERVATION COMM	Open space in densely developed area
HOUSING TRUST	No comment
CAMP DRESSER McKEE	Pumping Station
DENNIS CONSERVATION TRUST	Further study
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Green space and drainage
VARIOUS ABUTTERS	Sell portions to abutters

46 WIXON RD DP Map 72 Parcel 74

Town Owned Land Assessment

RECOMMENDATION Hold for additional study, possible modify road layout, sell portions to encroaching properties,

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	N	N	N	N	R40



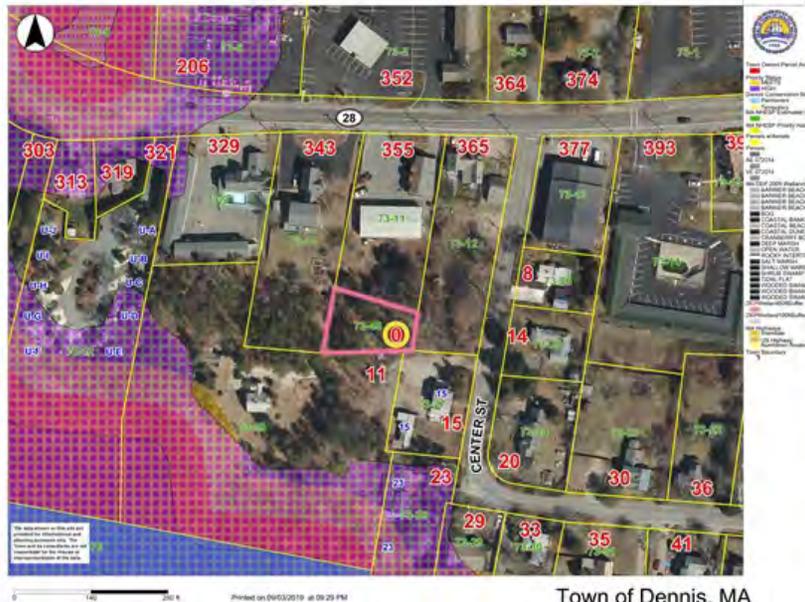
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage, encroachments
CONSERVATION COMM	Open space in densely developed area
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No Comment
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Conservation

0 OFF CENTER STREET DP Map 73 Parcel 45

Town Owned Land Assessment

RECOMMENDATION	Sell
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Sell
CONSERVATION COMM	Acceptable for development
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No Comment
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Hold

3 SOUTHPORT LN DV Map 334 Parcel 73

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Serves as drainage lot
CONSERVATION COMM	Drainage/acceptable for development
HOUSING TRUST	Scattered housing/Habitat
DENNIS CONSERVATION TRUST	No Comment
HOUSING ASSISTANCE CORP	Scattered housing
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Drainage

216 PADDOCKS PATH DV Map 334 Parcel 34

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	Drainage lot/acceptable for development
HOUSING TRUST	Scattered housing/Habitat
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	Scattered housing
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Drainage

92 PRINCE WAY ED Map 358 Parcel 10

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage/topographically challenged
CONSERVATION COMM	Drainage lot/acceptable for development
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No Comment
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Drainage

31 BARQUE CIRCLE ED Map 337 Parcel 62

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	Drainage lot/acceptable for development
HOUSING TRUST	Sell
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Drainage

415 ROUTE 134 SD Map 128 Parcel 37

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage/pump station
CONSERVATION COMM	Drainage lot/acceptable for development
HOUSING TRUST	Sell
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No Comment
PLANNING BOARD	Active or passive reuse
DENNIS VILLAGE IMPROVEMENT	Drainage

340 ROUTE 134 SD Map 129 Parcel 71

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

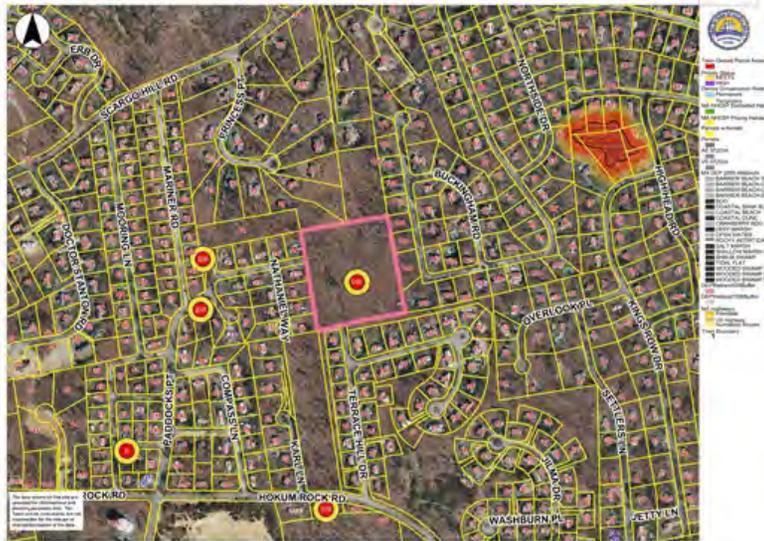
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage, Pump Station, ROW
CONSERVATION COMM	Too small
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Active or passive reuse
CAMP DRESSER MCKEE	Potential develop
DENNIS VILLAGE IMPROVEMENT	Drainage

140 KING JAMES DR ED Map 335 Parcel 106

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Sell part, keep remainder for drainage
CONSERVATION COMM	Preserve
HOUSING TRUST	Affordable Housing
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	Affordable housing
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	No Comment
DENNIS VILLAGE IMPROVEMENT	Conservation

170 HOKUM ROCK ROAD ED Map 335 Parcel 107

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	N	N	N	N	R40



Town of Dennis, MA

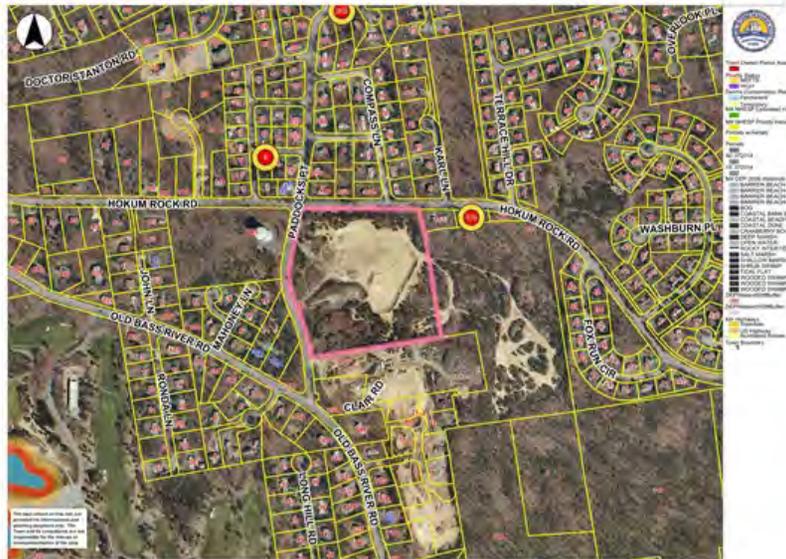
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Sell part, keep southerly side
CONSERVATION COMM	Preserve
HOUSING TRUST	Affordable Housing
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	Affordable housing
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	No Comment
DENNIS VILLAGE IMPROVEMENT	Conservation

350 PADDOCKS PATH DV Map 310 Parcel 13

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II PART	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
		N	N	N	N	N	N	N	N	GCI



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Could be closed and sold
CONSERVATION COMM	Water District
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	Waste water discharge
DENNIS VILLAGE IMPROVEMENT	Hold for municipal use

364 HOKUM ROCK ROAD ED Map 314 Parcel 17

Town Owned Land Assessment

RECOMMENDATION	Sell
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	Y	N	N	Y	N	N	N	N	N	GCI



Town of Dennis, MA

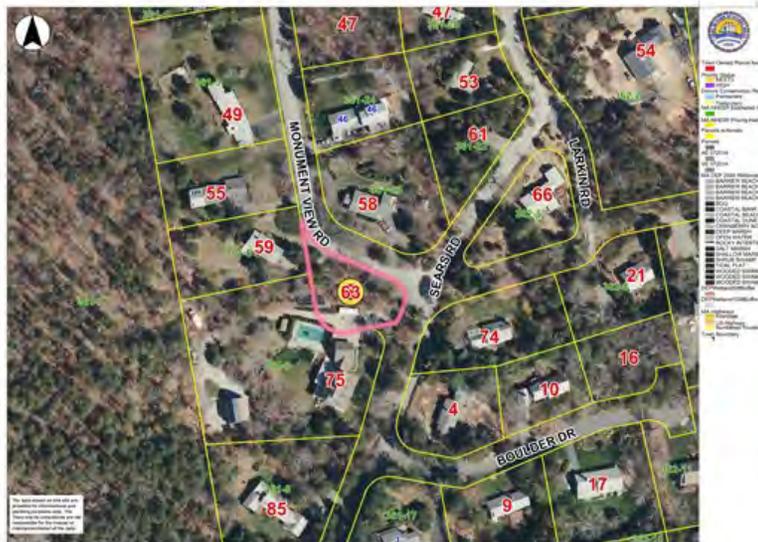
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Pump station or sell
CONSERVATION COMM	Available for development
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Active or passive reuse
CAMP DRESSER MCKEE	Commercial use
DENNIS VILLAGE IMPROVEMENT	Hold for further review

63 MONUMENT VIEW ROAD ED Map 361 Parcel 7

Town Owned Land Assessment

RECOMMENDATION Keep drainage easement, sell land

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	Y	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage, sell to settle encroachments
CONSERVATION COMM	Drainage, available for development
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Hold for further review

580 OLD BASS RIVER ROAD ED Map 261 Parcel 17

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	Y	N	N	N	N	N	N	N	N	R40



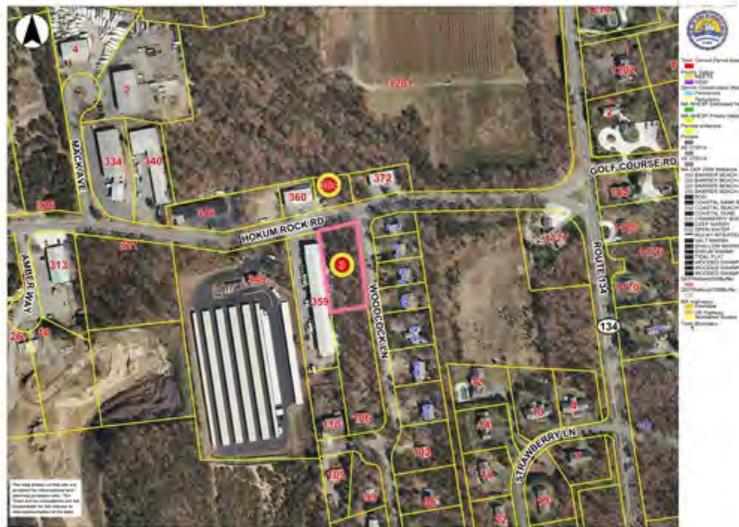
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	Available for development
HOUSING TRUST	Scattered housing/Habitat
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	Scattered housing
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	Pumping Station
DENNIS VILLAGE IMPROVEMENT	Drainage

3 WOODCOCK LANE ED Map 314 Parcel 46

Town Owned Land Assessment

RECOMMENDATION	Sell
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	Y	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Sell
CONSERVATION COMM	Water district
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Hold for further review

8 ACORN RD ED Map 263 Parcel14

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	Y	N	N	Y	N	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	Drainage/Available for development
HOUSING TRUST	Scattered housing/Habitat
DENNIS CONSERVATION TRUST	Suitable for reuse
HOUSING ASSISTANCE CORP	Scattered housing
PLANNING BOARD	Active or passive reuse
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Drainage

Town of Dennis, MA

32 DEPOT ROAD DP Parcel 115 Map 60

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT O PUBLIC WORKS	Pump station
CONSERVATION COMM	Small
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Too small
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Hold for further review

2 SOUTH YARMOUTH RD SD Map 209 Parcel 30

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Small
CONSERVATION COMM	Small
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Too small
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

2 SOUTH YARMOUTH RD SD Map 209 Parcel 31

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Too small
CONSERVATION COMM	Small
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Too small
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

10 SETUCKET ROAD SD Map 209 Parcel 36

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
N	N	N	N	Y	N	N	N	N	N	R40



Town of Dennis, MA

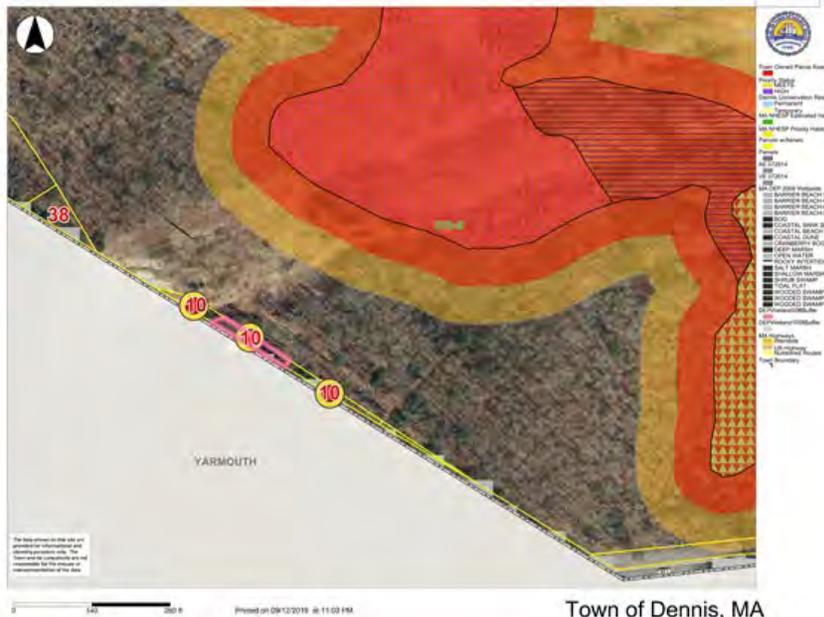
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Too small
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Too Small
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

10 SETUCKET ROAD SD Map 209 Parcel 37

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	N	N	N	N	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Too small
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Too Small
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

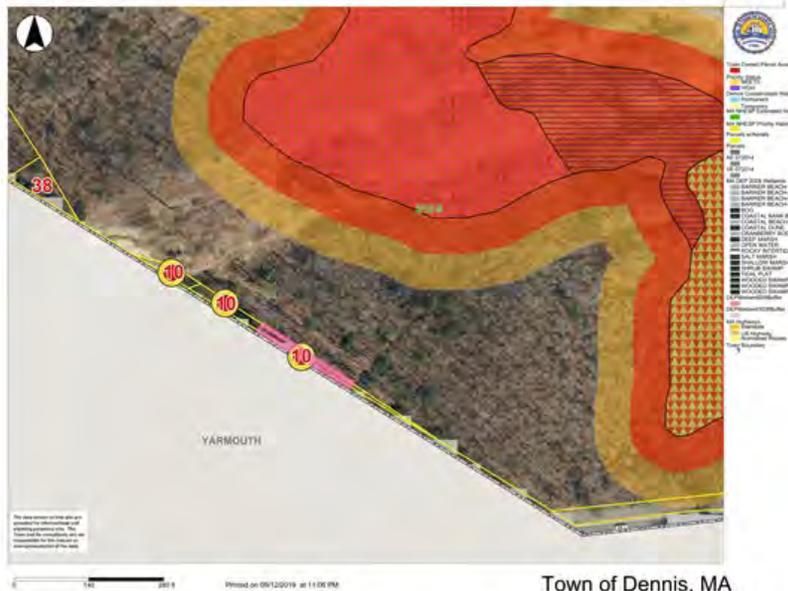
Town of Dennis, MA

10 SETUCKET ROAD SD Map 209 Parcel 38

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	N	N	N	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Too small
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Too Small
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

88 MAYFAIR SD Map 185 Parcel 60

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	Y	Y	Y	N	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

176 NEW BOSTON RD SD Map 303 Parcel 7

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	Y	Y	Y	N	R40



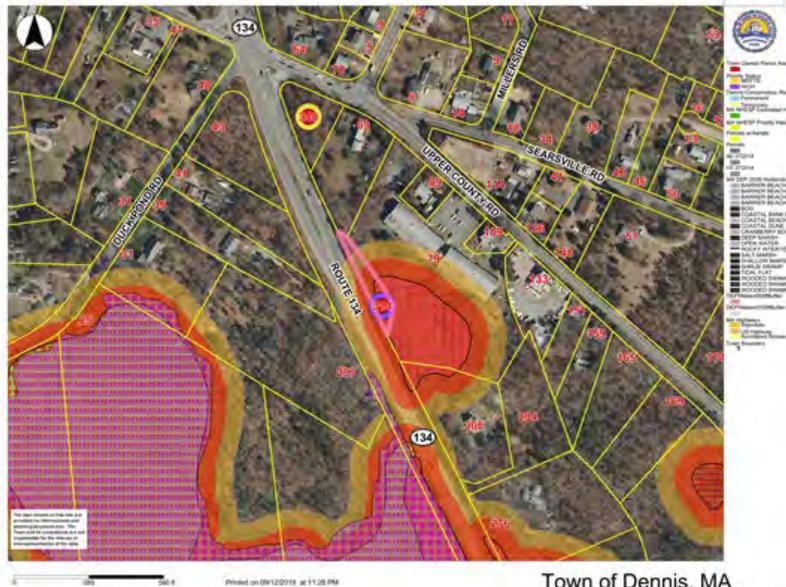
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation, pumping station
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	CONSERVATION

314 ROUTE 134 SD Map 129 Parcel 48

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	Y	Y	Y	N	R40



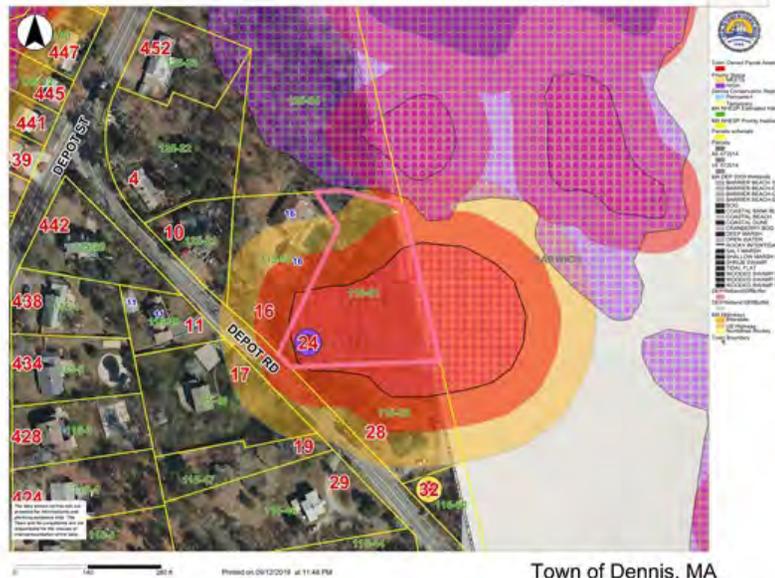
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation. drainage
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	Pumping station
DENNIS VILLAGE IMPROVEMENT	Conservation

24 DEPOT ROAD DP Map 115 Parcel 51

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	Y	Y	Y	N	R40



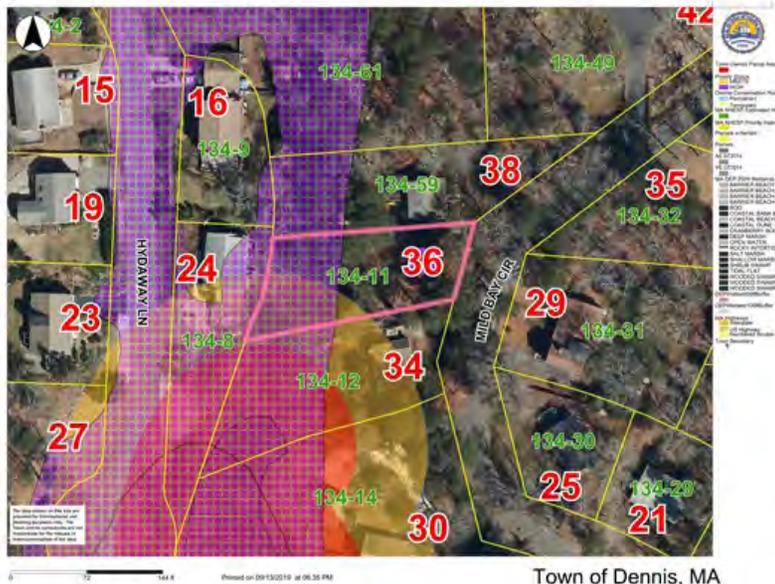
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

36 MILD BAY CIRCLE DP Map 134 Parcel 11

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	N	N	PART	PART	R40



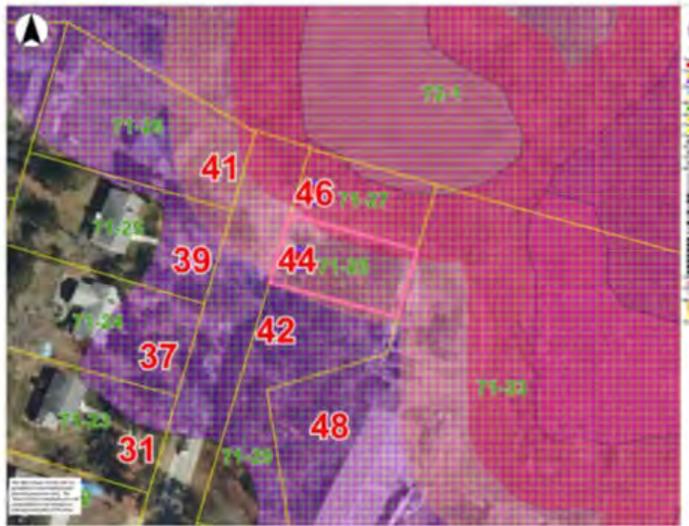
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation
ABUTTER	Concern with trees on town property

44 NAUSHON ROAD DP Map 71 Parcel 28

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	N	PART	Y	Y	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

100 TOMS PATH DP Map 73 Parcel 38

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	Y	N	PART	PART	Y	R40



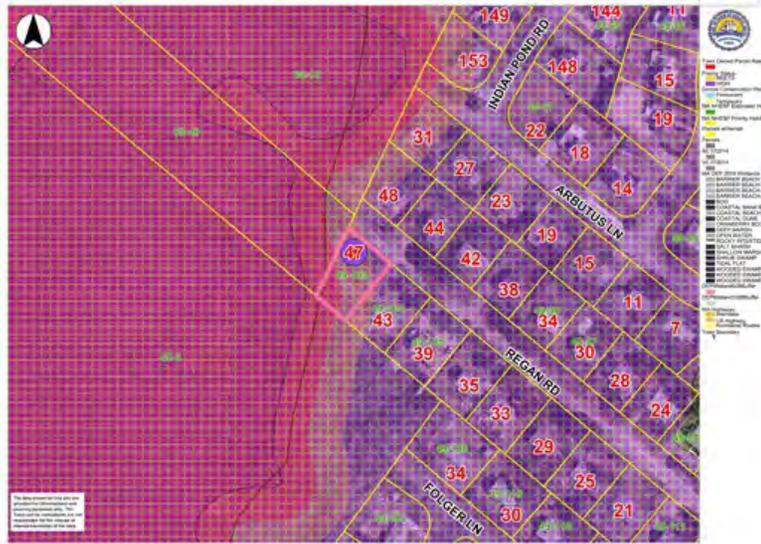
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

47 REGAN RD WD Map 49 Parcel 103

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	N	PART	PART	Y	R40



Town of Dennis, MA

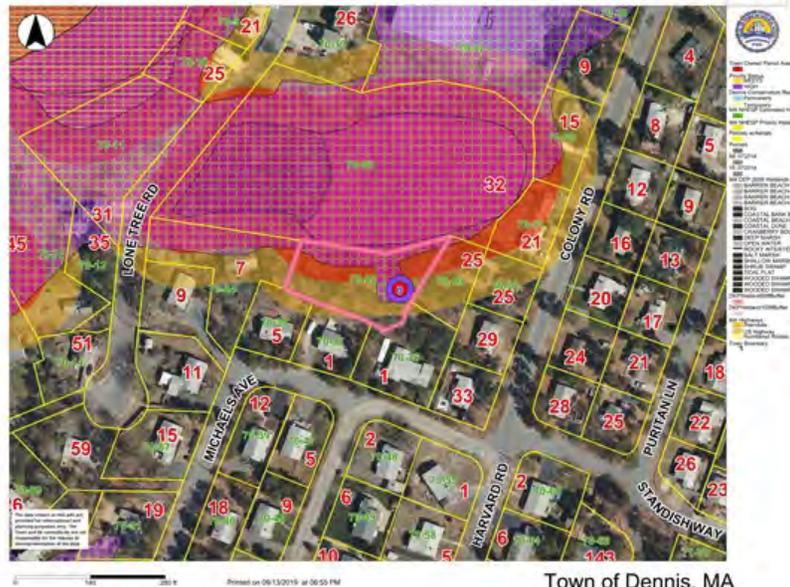
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	ROW/drainage
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

0 OFF LONE TREE ROAD DP Map 70 Parcel 80

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	N	PART	PART	PART	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation, sell upland
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

12 PINTAIL RD WD Map 70 Parcel 2

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	Y	N	Y	N	V	R40



Town of Dennis, MA

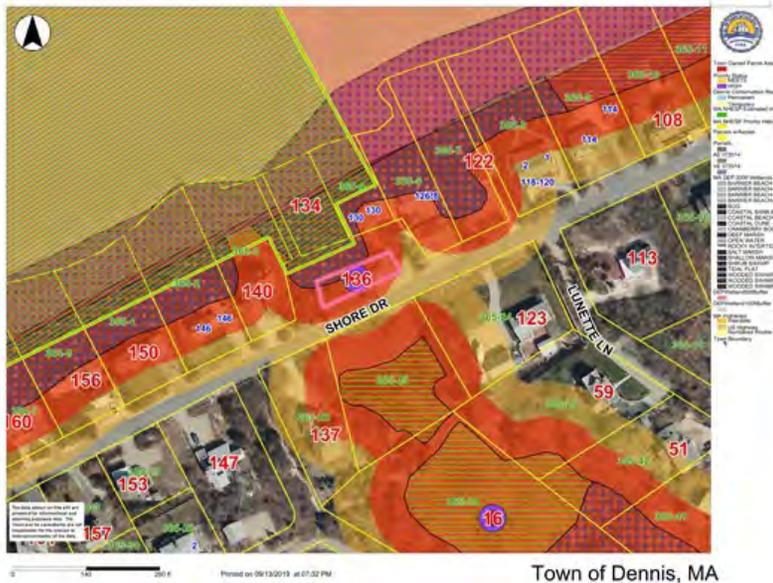
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Possible town landing
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

136 SHORE RD DV Map 365 Parcel 31

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	PART	Y	Y	N	R40



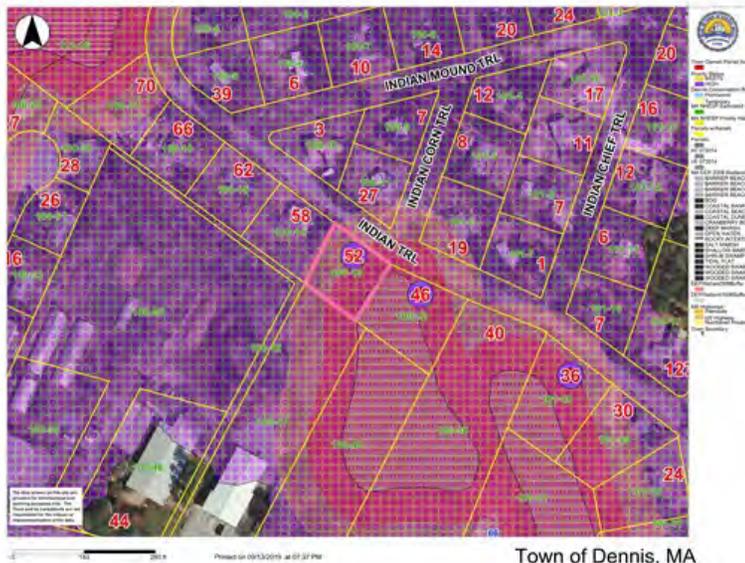
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

52 INDIAN TRAIL DP Map 100 Parcel 13

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND PART	WETLAND 50' BUFFER PART	WETLAND 100' BUFFER PART	FLOOD ZONE Y	ZONING DISTRICT R40
	N	N	N	N	N					



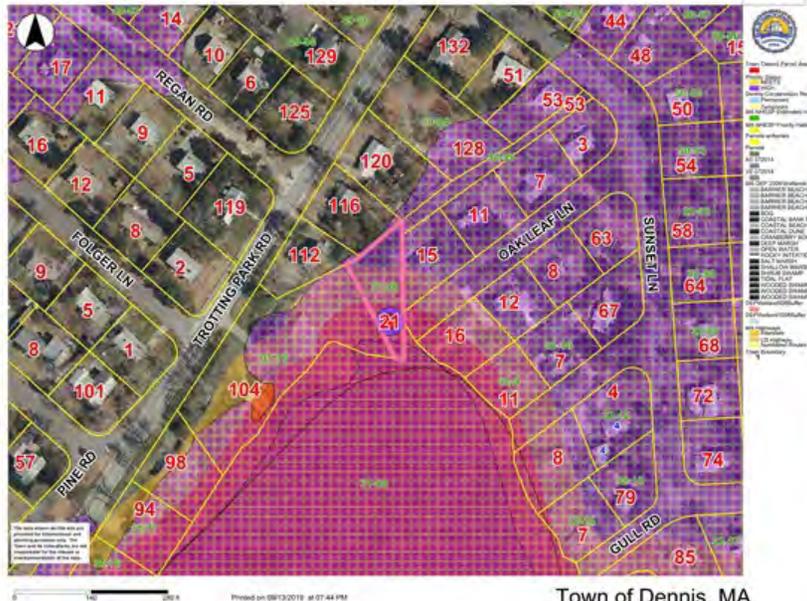
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WOKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

21 OAK LEAF LN WD Map 31 Parcel 80

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND PART	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	Y		Y	Y	Y	R40



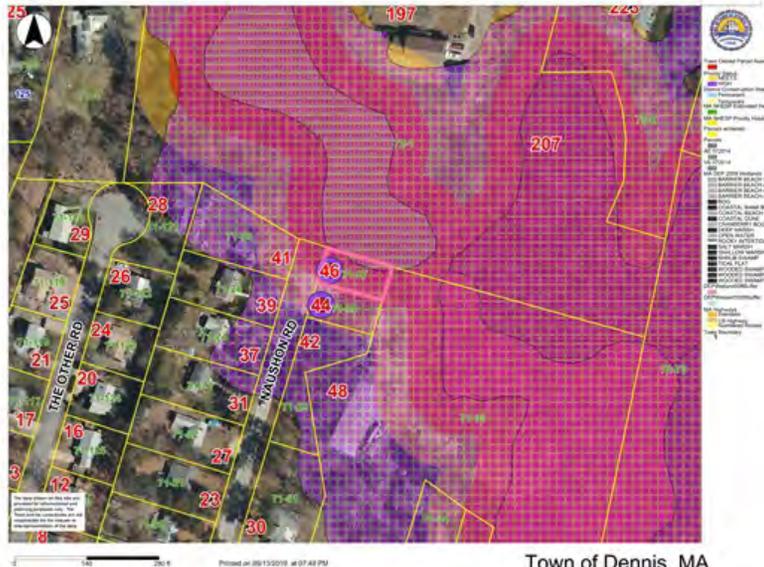
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

46 NAUSHON RD DP Map 71 Parcel 27

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	Y	Y	N	Y	R40



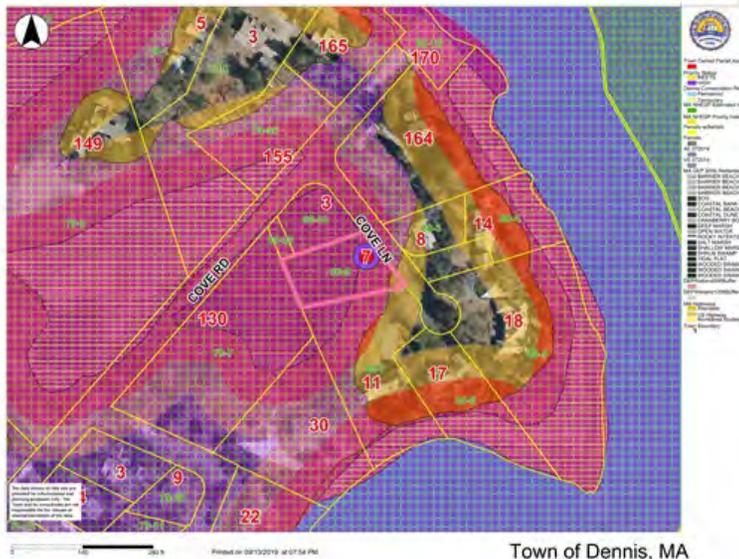
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No Comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

7 COVE LN WD Map 80 Parcel 9

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	Y	PART	N	Y	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

34 CAPT HOWES STREET ED Map 422 Parcel 48

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	Y	Y	N	Y	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

29 CAPT HOWES STREET ED Map 422 Parcel 51

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL ILJUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	Y	N	N	N	R60



COMMENT BY	COMMENT
DPW	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DCT	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CDM	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

36 INDIAN TRAIL DP Map 101 Parcel 40

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	Y	Y	Y	Y	R-40



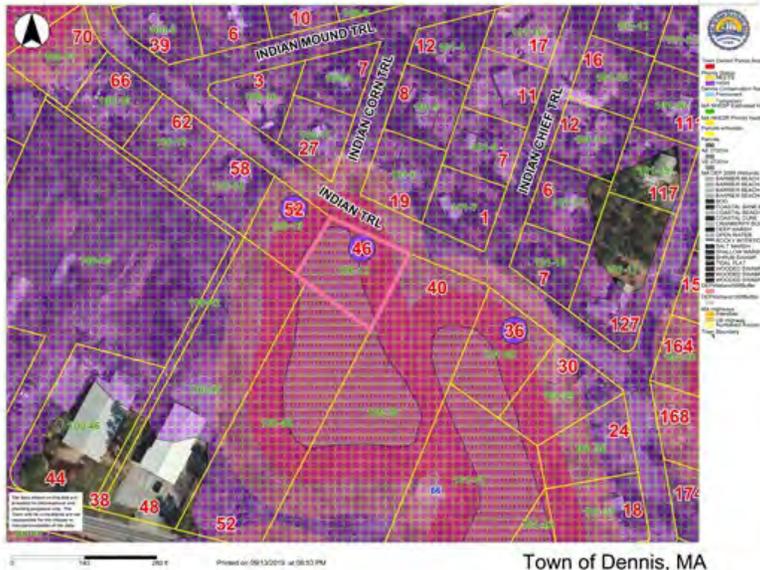
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

46 INDIAN TRAIL DP Map 100 Parcel 12

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	Y	N	Y	Y		N	R40



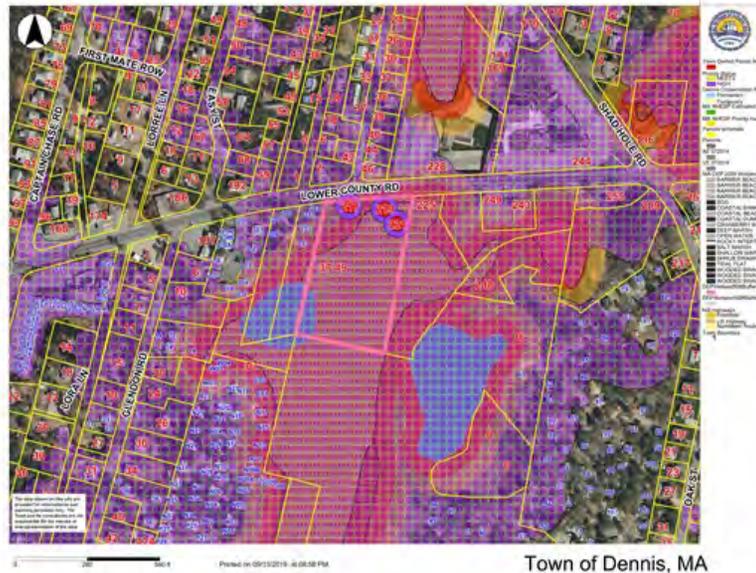
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

217 LOWER COUNTY ROAD WD Map 37 Parcel 49

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	Y	Y	Y	Y	R40



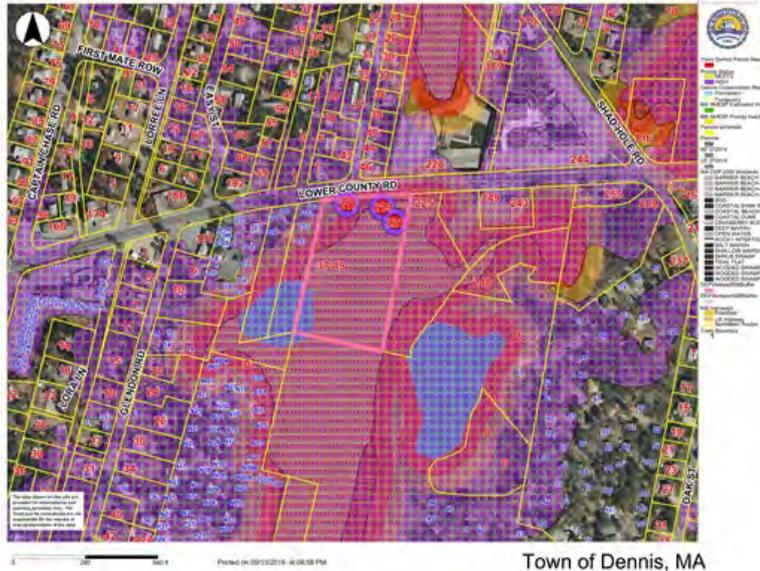
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

219 LOWER COUNTY ROAD WD Map 37 Parcel 50

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	Y	Y	Y	Y	R40



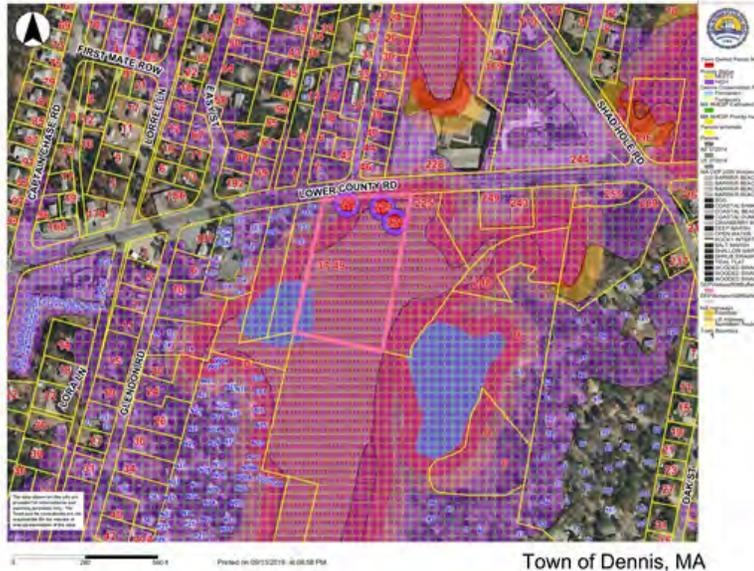
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

221 LOWER COUNTY ROAD WD Map 37 Parcel 51

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	Y	Y	Y	Y	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

16 JONATHAN DRIVE DV Map 365 Parcel 34

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	N	Y	Y	Y	N	R40



Town of Dennis, MA

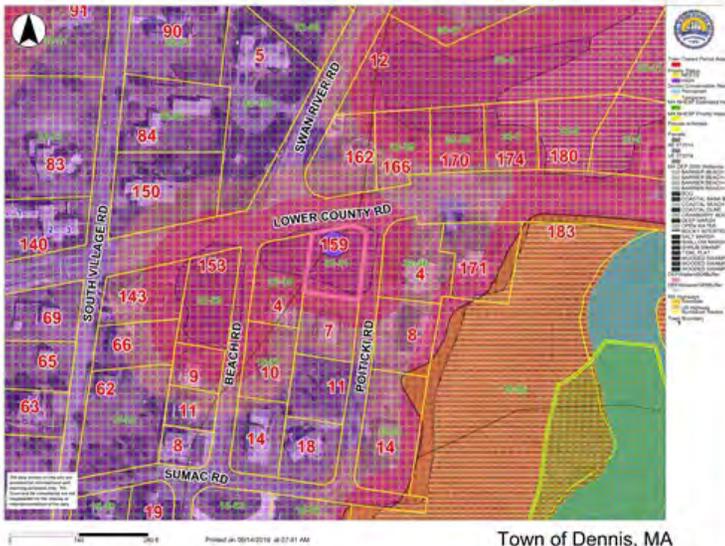
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

159 LOWER COUNTY RD WD Map 32 Parcel 31

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
	N	N	N	N	Y	Y	Y	N	Y	R40



Town of Dennis, MA

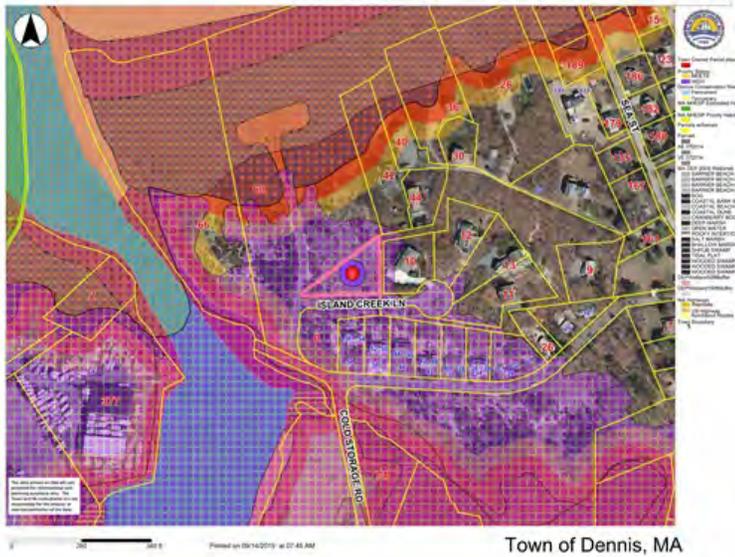
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Drainage
CONSERVATION COMM	No comment
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	No comment
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Drainage

0 ISLAND CREEK LANE ED Map 421 Parcel 10

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	N	N	N	N	Y	R40



COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	ROW and sidewalks
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

0 OFF TAUNTON AVENUE DV Map 323 Parcel 26

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	PART	PART	Y	N	Y	Y	Y	Y	R60



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

0 BLACK FLATS RD DV Map 324 Parcel 85

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	Y	Y	Y	N	Y	N	N	V	R60



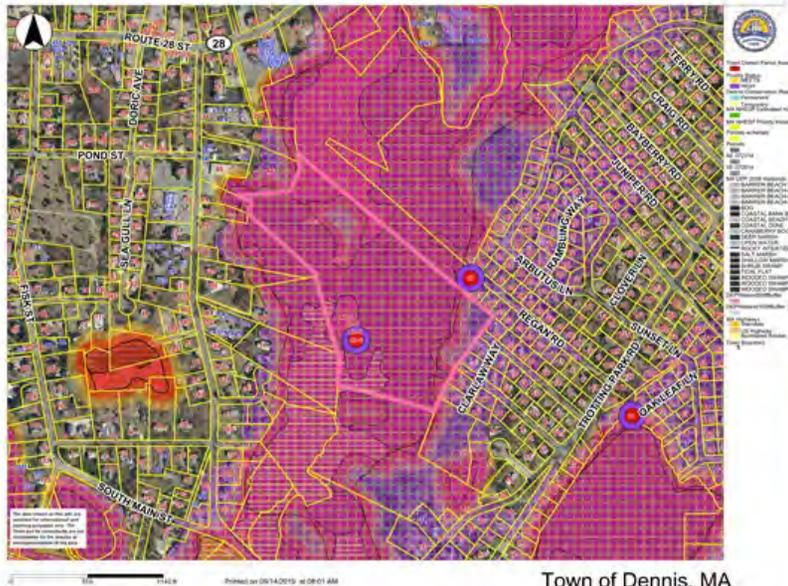
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

0 LOWLAND WD Map 48 Parcel 6

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	Y	Y	Y	Y	Y	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

17 SCOTER ROAD WD Map 69 Parcel 73

Town Owned Land Assessment

RECOMMENDATION	Hold for further analysis
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LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	Y	Y	N	N	V	R40



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

4 BAKER WAY WD Map 15 Parcel 40

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	Y	Y	N	Y	Y	Y	Y	V	R40



Town of Dennis, MA

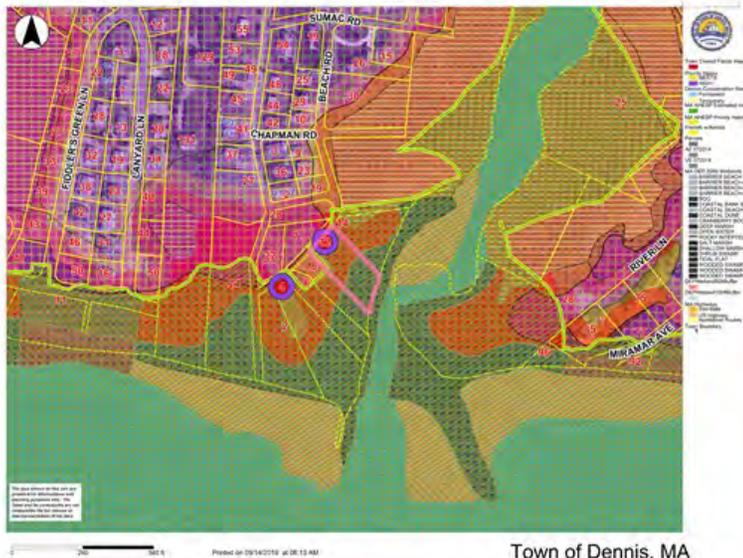
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Beach, staging area for maintenance of jetty
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

12 BAKER WAY WD Map 15 Parcel 43

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	Y	Y	N	Y	Y	Y	Y	V	R40



Town of Dennis, MA

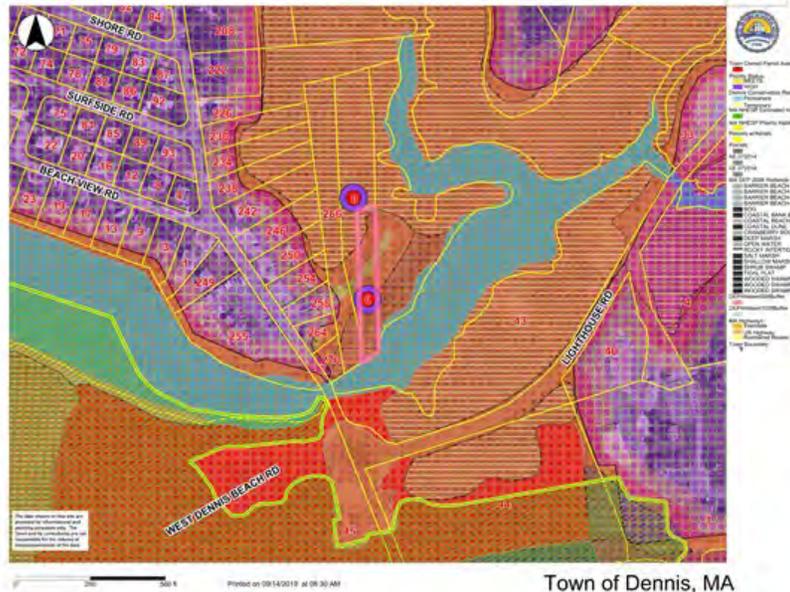
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Boat launch and beach
CONSERVATION COMM	Landing area/beach
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

O LORING AVENUE WD Map 11 Parcel 33

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	Y	Y	Y	Y	V	R40



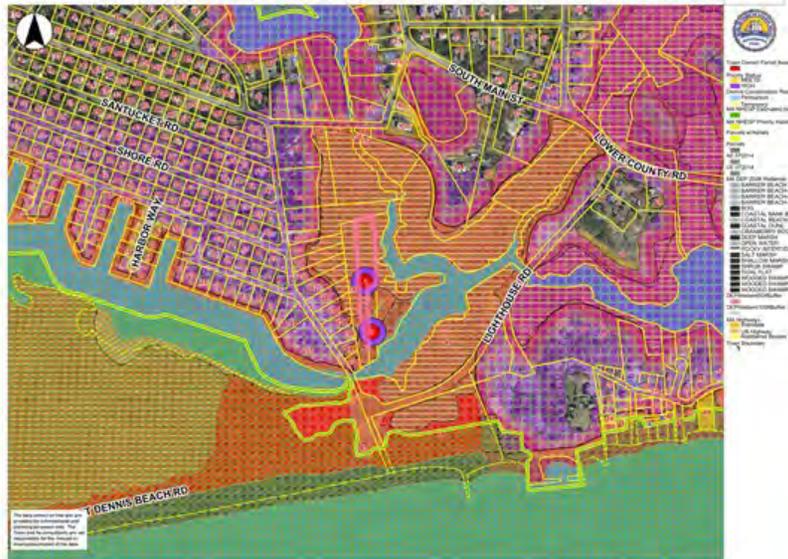
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

O LORING AVENUE WD Map 11 Parcel 34

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	Y	Y	Y	Y	V	R40



Town of Dennis, MA

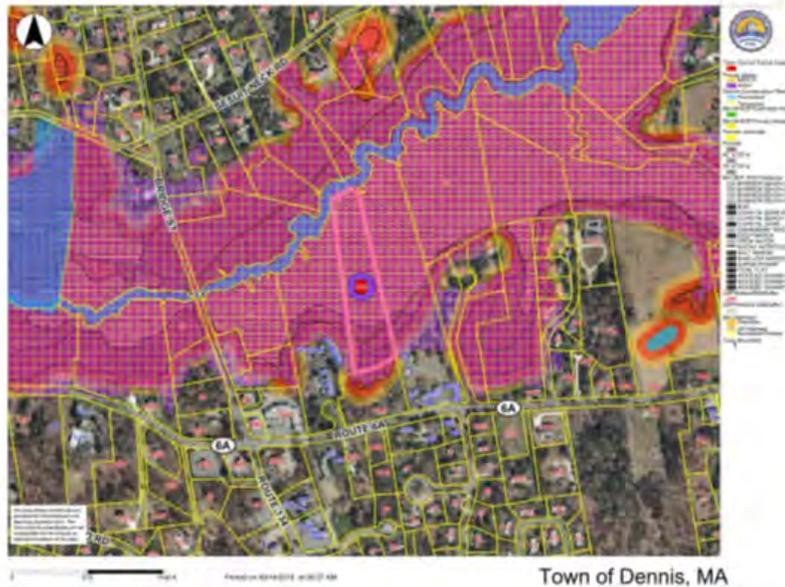
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER MCKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

1646 ROUTE 6A ED Map 378 Parcel 9

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	N	Y	Y	Y	Y	R60



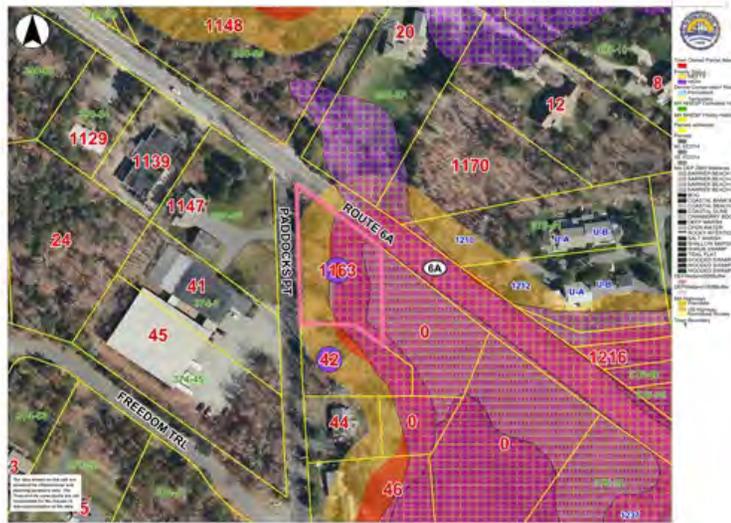
COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

1163 PADDOCKS PATH ED Map 374 Parcel 5

Town Owned Land Assessment

RECOMMENDATION Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND PART	WETLAND 50' BUFFER PART	WETLAND 100' BUFFER PART	FLOOD ZONE Y	ZONING DISTRICT LB
RP	N	N	N	N	N	PART	PART	PART	Y	LB



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve, Herring run
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve, Herring run
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

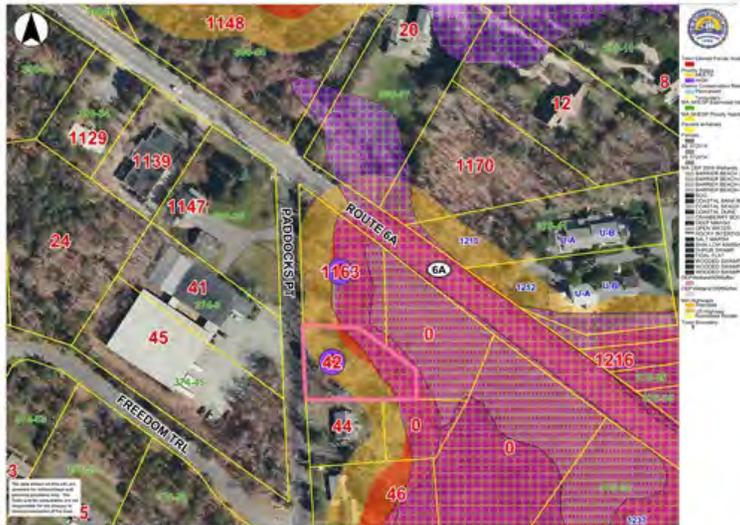
42 PADDOCK'S PATH ED Map 374 Parcel 6

Town Owned Land Assessment

RECOMMENDATION

Hold for further analysis

LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATED HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
RP	N	N	N	N	N	PART	PART	PART	Y	LB



Town of Dennis, MA

COMMENT BY	COMMENT
DEPARTMENT OF PUBLIC WORKS	Storm water mitigation
CONSERVATION COMM	Preserve, Herring run
HOUSING TRUST	No comment
DENNIS CONSERVATION TRUST	Preserve, Herring run
HOUSING ASSISTANCE CORP	No comment
PLANNING BOARD	Environmental issues
CAMP DRESSER McKEE	No comment
DENNIS VILLAGE IMPROVEMENT	Conservation

APPENDIX 3:
TOWN OWNED LAND INVENTORY PROCESS SUMMARY AND GUIDELINES



MEMORANDUM

TO: TOWN DEPARTMENTS, BOARD & COMMITTEES, INTERESTED ORGANIZATIONS
FROM: ELIZABETH SULLIVAN, TOWN ADMINISTRATOR *E. Sullivan*
DATE: MAY 31, 2019
SUBJECT: TOWN-OWNED LAND INVENTORY

The Town of Dennis owns over 3,000 acres of land. Much of this land is designated for specific uses, including but not limited to: schools, open space, parking, recreational uses, golf, and municipal buildings. The Town also owns a significant amount of land that does not have a specified use; much of this land was land taken for failure to pay taxes. In recent years, various groups have asked the Town to consider designating some of this land for specific uses. In reviewing these requests, it became clear to the Board of Selectmen that a comprehensive look at all of the undesignated land and various land use issues would be required, and further a need to develop guidelines for decision makers to use when reviewing Town-owned land. The Board commenced this process after it was listed as a goal in their FY 2019 goals and objectives.

Accordingly, over the last 5 months, working with Town staff, a detailed review and inventory on Town land was conducted and included the creation of a database on Town land. The preliminary inventory was presented to all Departments. In February of 2019, the existing undesignated inventory information and process was presented to the Board. A primary objective of this process is the culmination of a final report and presentation detailing the findings and guiding principles for the future use or preservation of this land, prepared for the Town.

At the request of the Board of Selectmen, the following information is being forwarded for review to applicable Town Departments, Boards, Committees, Agencies for review and comment. Enclosed please find for your review:

- “Town Lands Inventory “spreadsheet as endorsed by the Board of Selectmen containing 63 undesignated or designated parcels for general municipal purposes.
- An outline of the proposed process by which the Town-owned lands will be evaluated by the Selectmen.
- A link to a GIS map that provides you with the ability to look at each parcel against the evaluation criteria. You can look up parcels under the “Find” tab either by Map and Parcel or by Address.
<https://www.mapsonline.net/dennisma/dennislandreview.html>

After reviewing the information please provide written feedback on the following points:

1. Does your Department/Board/Committee have specific comments on how the proposed criteria or process could be improved?
2. Which Town-owned parcels are of priority interest to your agency with respect to a potential change in the designated use?
3. Other applicable remarks?

The collected information will be used in the Boards process of reviewing the undesignated Town Land Inventory. The Dennis Board of Selectmen requests your feedback on or by August 2nd which provides for a sixty day review period. During this review, Departments and Committees will have the opportunity to comment on the list, and identify priorities and provide feedback. Once comments are received, they will be summarized and incorporated into a draft “Town Land Inventory Report” with a presentation to the Selectmen, as well as public comment for interested parties to attend/comment.

Please forward any written comments from your Department, Board/Committee/Agency to: Town Administrator’s Office, 685 Route 134, South Dennis, MA 02660. Comments may also be sent electronically to jshea@town.dennis.ma.us. Your assistance with this process is appreciated. Please call the Administration Office at 508-760-6148 if you have any questions. Thank you.

TOWN UNDESIGNATED LANDS ASSESSMENT													
ADDRESS	VILLAGE	MAP-PARCEL	LAND USE VISION MAP	ZONE II	PRIORITY HABITAT	ESTIMATE D HABITAT	ABUTTING CONSERVATION LAND	ENVIRONMENTAL JUSTICE AREA	WETLAND	WETLAND 50' BUFFER	WETLAND 100' BUFFER	FLOOD ZONE	ZONING DISTRICT
187 DEPOT ST	DP	75-8	EC	N	N	N	N	N	N	N	N	N	DPVCB
701 ROUTE 134	SD	189-3	EC	Y	N	N	N	N	N	N	N	N	EB
32 MILL ST	DP	75-12	EC	N	N	N	N	N	N	N	N	N	DPVCB
10 SIASCONSET AVE	DP	54-60		N	N	N	N	Y	N	N	N	N	R40 - RR
46 WIXON RD	DP	72-74		N	N	N	N	Y	N	N	N	N	R40
0 OFF CENTER STREET	DP	73-45		N	N	N	N	Y	N	N	N	N	R40
3 SOUTHPORT LN	DV	334-73		N	N	N	N	N	N	N	N	N	R40
216 PADDOCKS PATH	DV	334-34		N	N	N	N	N	N	N	N	N	R40
92 PRINCE WAY	ED	358-10		N	N	N	N	N	N	N	N	N	R40
31 BARQUE CIRCLE	ED	337-62		N	N	N	N	N	N	N	N	N	R40
415 ROUTE 134	SD	128-37		N	N	N	N	N	N	N	N	N	R40
340 ROUTE 134	SD	129-71		N	N	N	N	N	N	N	N	N	R40
140 KING JAMES DR	ED	335-106		N	N	N	Y	N	N	N	N	N	R40
170 HOKUM ROCK ROAD	ED	335-107		N	N	N	Y	N	N	N	N	N	R40
350 PADDOCKS PATH	DV	310-13		PART	N	N	N	N	N	N	N	N	GCI
364 HOKUM ROCK ROAD	ED	314-17		Y	N	N	Y	N	N	N	N	N	GCI
63 MONUMENT VIEW ROAD	ED	361-7		Y	N	N	N	N	N	N	N	N	R40
580 OLD BASS RIVER ROAD	ED	261-17		Y	N	N	N	N	N	N	N	N	R40
3 WOODCOCK LANE	ED	314-46		Y	N	N	N	N	N	N	N	N	R40
8 ACORN RD	ED	263-14		Y	N	N	Y	N	N	N	N	N	R40
32 DEPOT ROAD	DP	11-60		N	N	N	N	N	N	N	N	N	R40
2 SOUTH YARMOUTH RD	SD	209-30		N	N	N	N	N	N	N	N	N	R40
2 SOUTH YARMOUTH RD	SD	209-31		N	N	N	N	N	N	N	N	N	R40
10 SETUCKET ROAD	SD	209-36		N	N	N	Y	N	N	N	N	N	R40
10 SETUCKET ROAD	SD	209-37		N	N	N	Y	N	N	N	N	N	R40
10 SETUCKET ROAD	SD	209-38		N	N	N	Y	N	N	N	N	N	R40
88 MAYFAIR	SD	185-60		N	N	N	Y	N	Y	Y	Y	N	R40
176 NEW BOSTON RD	SD	303-7		N	N	N	N	N	Y	Y	Y	N	R40
314 ROUTE 134	SD	129-48		N	N	N	N	N	Y	Y	Y	N	R40
24 DEPOT ROAD	DP	115-51		N	N	N	Y	N	Y	Y	Y	N	R40
36 MILD BAY CIRCLE	DP	134-11		N	N	N	N	N	N	N	PART	PART	R40
44 NAUSHON ROAD	DP	71-28		N	N	N	N	Y	N	PART	Y	Y	R40
100 TOMS PATH	DP	73-38		N	N	N	Y	Y	N	PART	PART	Y	R40
47 REGAN RD	WD	49-103		N	N	N	N	Y	N	PART	PART	Y	R40
0 OFF LONE TREE ROAD	DP	70-80		N	N	N	N	Y	N	PART	PART	PART	R40
12 PINTAIL RD	WD	70-2		N	N	N	Y	Y	N	Y	N	V	R40
136 SHORE RD	DV	365-31		N	N	N	Y	N	PART	Y	Y	N	R40
52 INDIAN TRAIL	DP	100-13		N	N	N	N	N	PART	PART	PART	Y	R40
21 OAK LEAF LN	WD	31-80		N	N	N	Y	Y	PART	Y	Y	Y	R40
46 NAUSHON RD	DP	71-27		N	N	N	N	Y	Y	Y	N	Y	R40
7 COVE LN	WD	80-9		N	N	N	N	N	Y	PART	N	Y	R40
34 CAPT HOWES STREET	ED	422-48		N	N	N	N	N	Y	Y	N	Y	R40
29 CAPT HOWES STREET	ED	422-51		N	N	N	N	N	Y	N	N	N	R60

36 INDIAN TRAIL	DP	101-40		N	N	N	Y	N	Y	Y	Y	Y	R-40
46 INDIAN TRAIL	DP	100-12		N	N	N	Y	N	Y	Y		N	R40
217 LOWER COUNTY ROAD	WD	37-49		N	N	N	N	Y	Y	Y	Y	Y	R40
219 LOWER COUNTY ROAD	WD	37-50		N	N	N	N	Y	Y	Y	Y	Y	R40
221 LOWER COUNTY ROAD	WD	37-51		N	N	N	N	Y	Y	Y	Y	Y	R40
16 JONATHAN DRIVE	DV	365-34		N	N	N	N	N	Y	Y	Y	N	R40
159 LOWER COUNTY RD	WD	32-31		N	N	N	N	Y	Y	Y	N	Y	R40
0 ISLAND CREEK LANE	ED	421-10	RP	N	N	N	N	N	N	N	N	Y	R40
0 OFF TAUNTON AVENUE	DV	323-26	RP	N	PART	PART	Y	N	Y	Y	Y	Y	R60
0 BLACK FLATS RD	DV	324-85	RP	N	Y	Y	Y	N	Y	N	N	V	R60
0 LOWLAND	WD	48-6	RP	N	N	N	N	Y	Y	Y	Y	Y	R40
17 SCOTER ROAD	WD	69-73	RP	N	N	N	N	Y	Y	N	N	V	R40
4 BAKER WAY	WD	15-40	RP	N	Y	Y	N	Y	Y	Y	Y	V	R40
15 BAKER WAY	WD	15-43	RP	N	Y	Y	N	Y	Y	Y	Y	V	R40
0 LORING AVENUE	WD	11-33	RP	N	N	N	N	Y	Y	Y	Y	V	R40
0 LORING AVENUE	WD	11-34	RP	N	N	N	N	Y	Y	Y	Y	V	R40
1646 ROUTE 6A	ED	378-9	RP	N	N	N	N	N	Y	Y	Y	Y	R60
460 CENTER STREET	DP	133-1	RP	N	N	N	Y	N	N	N	N	N	R40
1163 PADDOCKS PATH	ED	374-5	RP	N	N	N	N	N	PART	PART	PART	Y	LB
42 PADDOCK'S PATH	ED	374-6	RP	N	N	N	N	N	PART	PART	PART	Y	LB

On some parcels title work may be required

KEY

LAND USE VISION MAP - Land areas as identified on the 2009 Land Use Vision Map adopted by the Planning Board, Cape Cod Commission and Barnstable County Assembly of Delegates as part of the Regional Policy Plan

ZONE II - Located within a mapped Zone II Water Recharge Area

PRIORITY HABITAT - Mapped as part of the Natural Heritage Program as a Priority Habitat Area

ESTIMATED HABITAT - Mapped by the Natural Heritage Program as an area Estimated to have Priority Habitate Area

ABUTTING CONSERVATION LAND - Land that abuts other lands protected for conservation purposes

ENVIRONMENTAL JUSTICE AREA - Designated by the US Environmental Protection Area as a concentration of Low Income Population, High Pollution Risk and Limited Access to Open Space and Recreation Facilities

FLOOD ZONE - Areas within Federal Emergency Management Agency mapped Velocity or A-Zone Flood Zones

ZONING DISTRICT - Town of Dennis Zoning District

**APPENDIX 4:
COMMENT LETTERS**



MEMORANDUM

TO: David S. Johansen, Director of Public Works
Cc: Thomas Andrade, Town Engineer
FROM: Gregory C. Rounseville, Deputy Director of Public Works
DATE: August 2, 2019

Re: Town Owned Land Inventory Assessment

We reviewed the following locations utilizing our mapping system, with flood map overlays, topographical information, internal documentation and conducted site visits to most location to confirm conditions.

Recommend not to develop, and use for storm water mitigation and/or drainage remediation.

- **187 Depot Street (75-8)** – VIC Hall, DP, in 2009 and subsequently in 2014 during a building analysis by the Department of Public Works the VIC building and property was identified as a property that could be removed from the Town building stock, preferably by sale, to place onto the tax base or use for affordable housing. According the 2014 FEMA Flood Zone this is approximately 1/3 in Flood Zone (does not show on excel spreadsheet). This building is not in good shape and is a liability regarding the current use (leased for child care), building location is just out of existing flood zone.
- **701 Route 134 (189-3)** – This property is just north of Town Hall, some of the existing parking and drainage is located on this property. This also may be the location of an old dump, excavating to the north could disturb this and create the need to remove all this material (may need to do this anyway at some point, if this is accurate).
- **32 Mill Street (75-12)** – this property is adjacent to VIC Hall and currently serves as a drainage lot for storm water from Mill Street. Although it shows as not a wetland, upon survey it may show standing water at certain times of year. According the 2014 FEMA Flood Zone this is 95% + in Flood Zone (does not show on excel spreadsheet). Recommend not to develop, and use for storm water mitigation and/or drainage remediation.
- **10 Siasconset Avenue (54-60)** – This is one of the only green belts in a thickly settled area. According the 2014 FEMA Flood Zone this is approximately 2/3 in Flood Zone (does not show on excel spreadsheet). There may be a wetland on the northern portion of this lot. This could be an important location for pump stations or a trunk main line for waste water. Part of this lot is used for drainage. Recommend retain for the above uses.
- **46 Wixon Road (72-74)** – There is numerous encroachment issues that should be addressed. According the 2014 FEMA Flood Zone this is in Flood Zone (does not show on excel spreadsheet). Recommend not to develop, and use for storm water mitigation and/or drainage remediation.

- **0 Off Center Street (73-45)** – Appears land locked with no access. According the 2014 FEMA Flood Zone this is 95% + in Flood Zone (does not show on excel spreadsheet). Perhaps can sell and one of the abutters will purchase, which would place onto the tax base.
- **3 South Port Lane (334-73)** – Currently serves as drainage lot for storm water from Westwind Drive, Southport Lane, Paddocks Path and perhaps Hokum Rock Road. Recommend retain as Drainage Lot.
- **216 Paddocks Path (334-34)** – Currently serves as a drainage lot for storm water from Paddocks Path, Mariner Road and Deerfield Road. This is also the lowest point in the subdivision and receives not only storm water but surface water as well. Recommend retain as Drainage Lot.
- **92 Prince Way (358-10)** – Currently serves as drainage lot for storm water from Prince Way, and possibly Route 134. Also many of the homes driveways, storm drains, surface water from properties as far away as Hillside Drive may affect this area. Soil conditions are difficult to control/absorb the volume of water entering this location. This lot is also topographically a steeply graded lot, drops from street to back of lot approximately 30'. Recommend retain as Drainage Lot.
- **31 Barque Circle (337-62)** – Currently serves as a drainage lot for storm water from Barque Circle, Sea Meadow Drive, Kings Row Drive, Highhead Road, Clearview Drive, Highcrest Avenue, Heritage Place, Old Salt Lane and Route 134. A large storm water discharge pipe is located at the rear of this lot from Sea Meadow Drive. Also the over grown cranberry bog on the corner of Sea Meadow Drive and Route 134 also discharges onto this lot by a ditch network at the rear of properties on Barque Circle and Sea Meadow Drive. This is also the lowest point in the subdivision and receives surface water as well. Recommend retain as Drainage Lot.
- **415 Route 134 (128-37)** – Located north of Upper County Road on the west side of road. This triangular lot could possibly be used for future pump station for waste water or drainage.
- **340 Route 134 (129-71)** – Located on the south east corner of intersection with Upper County Road and Route 134. Currently contains drainage swale on portion of lot. This is at a major intersection and would be a difficult location to develop. It could be used for a future pump station for waste water or drainage. It could also be useful if this section of roadway requires future expansion or reconfiguration.
- **140 King James Drive (335-106)** – Lowest point of multiple subdivisions. Very steep grade drops approximately 100' from Terrace Hill Drive to rear of lot. Perhaps south west corner of lot is able to be developed. Would research if accessible from Terrace Hill Drive to avoid steep grade entering from King James Drive. Recommend selling south east corner for development if possible to place onto tax base (maybe 2-4 buildable lots). Recommend retain 3/4 of lot(s) for drainage for storm water absorption. Please note it appears there are four separate lots with the same address (356-25, 335-38, 335-39 and 335-106) should be corrected and/or researched.
- **170 Hokum Rock Road (335-107)** – There is some dumping of yard debris onto this lot by abutters. This lot is bisected by Hokum Rock Road. The south side of lot is posted "Hokum Rock Conservation Lands" and is the site of the Hokum Rock. The northerly side of lot drops to a low point and there are large boulders scattered throughout lot. Perhaps the north side frontage can be developed and or sold to increase tax base, if that were to occur the southerly side should be subdivided and set aside for storm water mitigation and watershed protection.
- **350 Paddock's Path (310-13)** – Currently town sand pit. Certain areas within the pit may need to be excavated and removed prior to development. South portion of lot was a consideration for Fire Station II relocation. Could close pit and use for any Town purpose or sell and increase tax base.

- **364 Hokum Rock Road (314-17)** – Currently between two commercial business'. This could be a future location for a pump station for waste water. If that is not a consideration recommend selling to commercial interest for increase in tax base.
- **63 Monument View (361-7)** – There appears to be encroachment issues that should be addressed. There is a drainage issue at this location that perhaps could be mitigated by using this lot. The soil conditions are poor for percolation, perhaps prior to entertaining development this should be looked at to curb liability of Town storm water entering onto adjacent developed lots.
- **580 Old Bass River Road (261- 17)** - This is currently a drainage lot. It appears to be receiving a large amount of storm water from Old Bass River Road. There is a 15” corrugated discharge pipe. Recommend retain as Drainage Lot.
- **3 Woodcock Lane (314-46)** – There appears to be an encroachment issue that should be addressed. Recommend to develop and/or sell.
- **8 Acorn Road (263-14)** – This is currently a drainage lot that receives storm water from Acorn Road and Setucket Road. Recommend retain as Drainage Lot.
- **32 Depot Road (115-60)** – Small triangular lot on Harwich line. Located directly across from Telegraph Road, this could be a possible location for a pump station for waste water.
- **2 South Yarmouth Road (209-30, 209-31)** – Very narrow lot(s), looks like the Town was attempting to gain access or connect with Setucket Road.
- **10 Setucket Road (209-36, 209-37, 209-38)** - Very narrow lot(s), looks like the Town was attempting to gain access or connect with South Yarmouth Road.
- **88 Mayfair Road (185-60)** – Wetland, over grown bogs, storm water recharge area. There are ditches and a culvert pipe running under Mayfair Road connecting to this property. This may be part of a larger network of storm water mitigation would need to conduct further research. Would not recommend development, recommend storm water mitigation and water shed protection.
- **176 New Boston Road (303-7)** – Currently drainage lot containing wetland. Would not recommend development, perhaps future pumping station location for waste water and/or storm water mitigation and water shed protection.
- **314 Route 134 (129-48)** – Wetland on southerly side of lot. Narrow lot. Possible drainage lot.
- **24 Depot Road (115-51)** – Wetland at front of lot. May not have frontage to develop lot. According the 2014 FEMA Flood Zone this is 95% + in Flood Zone (does not show on excel spreadsheet). Recommend storm water mitigation and water shed protection.
- **36 Mild Bay Circle (134-11)** - According the 2014 FEMA Flood Zone this in Flood Zone (only shows “part” on excel spreadsheet). There is a stream running through the back of lot on some plans this is shown as a fish run, possibly Smelt. Recommend storm water mitigation and water shed protection.
- **44 Naushon Road (71-28)** – There appears to be an encroachment issue that should be addressed. Also see 46 Naushon Road (71-27). According the 2014 FEMA Flood Zone this is in Flood Zone and within 100’ of wetland. Recommend storm water mitigation and water shed protection.
- **100 Tom’s Path (73-38)** - According the 2014 FEMA Flood Zone this is in Flood Zone and within 50’ of wetland. Recommend storm water mitigation and water shed protection.
- **47 Regan Road (49-103)** – There is a significant amount of dumping of leaf litter, grass clipping and brush being dumped on this site. According to the neighbors on this road the entire road (dirt) drains storm water in moderate to heavy rain onto this lot. According the 2014 FEMA Flood Zone this is in Flood Zone and within 50’ of wetland. The end of this road

does not have a cul-de-sac for emergency purposes, it might be a good idea to use part of this lot for a cul-de-sac and the remainder for storm water mitigation and water shed protection.

- **0 Off Lone Tree Road (70-80)** – Appears to be land locked and not accessible. According the 2014 FEMA Flood Zone this is in Flood Zone and within 100' of wetland. Could possibly sell property (abutters may want to purchase) and add to tax base, approximately ½ of property appears to be upland. Recommend storm water mitigation and water shed protection.
- **12 Pintail Road (70-2)** - According the 2014 FEMA Flood Zone this is in Flood Zone and adjacent to Swan River. Recommend storm water mitigation and water shed protection. This would add to the protection of the Town waterways.
- **136 Shore Road (365-31)** - There appears to be an encroachment issue that should be addressed. This is adjacent to a low point in the road and catch basins. There appears to be a discrepancy between the assessors map and the excel spread sheet, from the assessors map it appears that this is adjacent to Shore Drive not conservation land, it is not wetland and it is not within the 50' or 100' buffer of a wetland based off of the Town of Dennis GIS maps. This would be a good location for drainage for storm water.
- **52 Indian Trail (31-80)** - According the 2014 FEMA Flood Zone this is in Flood Zone and within 100' of wetland. Recommend storm water mitigation and water shed protection.
- **21 Oak Leaf Lane (31-80)** - According the 2014 FEMA Flood Zone this is in Flood Zone and within 100' of wetland. Does not appear to have proper frontage to develop. Recommend storm water mitigation and water shed protection.
- **46 Naushon Road (71-27)** - There appears to be an encroachment issue that should be addressed. According the 2014 FEMA Flood Zone this is in Flood Zone and there is a wetland partially on property. Recommend storm water mitigation and water shed protection.
- **7 Cove Lane (80-9)** - According the 2014 FEMA Flood Zone this is in Flood Zone and there is a wetland ¾ on property. Recommend storm water mitigation and water shed protection.
- **34 Captain Howes Street (422-48)** – According to the Town GIS map more than ¾ of this lot contains a wetland. Recommend storm water mitigation and water shed protection.
- **29 Captain Howes Street (422-51)** - According to the Town GIS map all of this lot contains a wetland. Recommend storm water mitigation and water shed protection.
- **36 Indian Trail (101-40)** - According the 2014 FEMA Flood Zone this is in Flood Zone and there is a wetland 1/2 the property. Recommend storm water mitigation and water shed protection.
- **46 Indian Trail (100-12)** - According the 2014 FEMA Flood Zone this is in Flood Zone and there is a wetland 3/4 the property. Recommend conservation for storm water recharge.
- The Following three properties appear to be undefined within the same lot:
 - **217 Lower County Road (37-49)**
 - **219 Lower County Road (37-50)**
 - **221 Lower County Road (37-51)**

According the 2014 FEMA Flood Zone this is in Flood Zone and there is a wetland on ¾ of the property. Recommend storm water mitigation and water shed protection.

- **16 Johnathan Drive (365-34)** – This should be research regarding access this may not have access off Johnathan Drive (may be incorrect address) it may be land locked. According to the Town GIS map 3/4 of this lot contains a wetland. It also may receive storm water from adjoining subdivision, there appears to be a ditch network on this property. Recommend storm water mitigation and water shed protection.
- **159 Lower County Road (32-31)** – This is an existing storm water retention area. According the 2014 FEMA Flood Zone this is in Flood Zone and there is a wetland on this property. This should be designated as a drainage lot.

- **0 Island Creek Lane (421-10)** – There are actually two 0 Island Creek Lane address' the other is across from this one (421-13) not sure status of that lot. According the 2014 FEMA Flood Zone both these lots are in Flood Zone. Adjacent to beach access this may be a location that requires analysis for road improvements (i.e. road widening and sidewalks to beach).
- **0 Off Taunton Avenue (323-26)** – It appears that over 98% of this lot is either salt marsh, wetland or in flood zone. Recommend storm water mitigation and water shed protection.
- **0 Black Flats Road (324-85)** - It appears that over 100% of this lot is either salt marsh, wetland or in flood zone. Recommend storm water mitigation and water shed protection.
- **0 Lowland (48-6)** - It appears that over 100% of this lot is either salt marsh, wetland or in flood zone. Recommend storm water mitigation and water shed protection.
- **17 Scoter Road (69-73)** - According the 2014 FEMA Flood Zone this is in Flood Zone and adjacent to Swan River. Recommend storm water mitigation and water shed protection. This would add to the protection of the Town waterways.
- **4 Baker Way (15-40)** - According the 2014 FEMA Flood Zone this is in Flood Zone and adjacent to Swan River. A section of the jetty at the mouth of Swan River is located on this property could provide access or a staging area to conduct any maintenance activities for the jetty or dredging. There is a section of beach at this location as well.
- **15 12 Baker Way (15-43)** – Appears to be incorrect address. According the 2014 FEMA Flood Zone this is in Flood Zone and adjacent to Swan River. This is an existing boat launch area and beach. It appear to be serving that purpose well.
- **0 Loring Avenue (11-33)** – Appears to be land locked. According the 2014 FEMA Flood Zone this is in Flood Zone and adjacent to a tributary of Bass River. Recommend storm water mitigation and water shed protection. This would add to the protection of the Town waterways.
- **0 Loring Avenue (11-34)** - Appears to be land locked. According the 2014 FEMA Flood Zone this is in Flood Zone and 95% salt marsh. Recommend storm water mitigation and water shed protection. This would add to the protection of the Town waterways.
- **1646 Route 6A (378-9)** - Appears to be land locked. According the 2014 FEMA Flood Zone this is in Flood Zone and adjacent to Sesuit Creek. Recommend storm water mitigation and water shed protection. This would add to the protection of the Town waterways.
- **460 Center Street (133-1)** – Narrow strip of land adjacent to Center Street. Possible uses for drainage or future waste water pumping station.
- **1163 Paddock's Path (374-5)** – This appears to be a Route 6A address rather than Paddock's Path, should correct. According the FEMA Flood Zone mapping this is $\frac{3}{4}$ in Flood Zone and there is a wetland on portion of lot. Recommend storm water mitigation and water shed protection.
- **42 Paddock's Path (374-6)** - According the FEMA Flood Zone mapping this is approximately 95% in Flood Zone and there is a wetland within 50' of lot. Could possibly use for drainage lot. Approximately 250' of road storm water drains onto lot as well as a large portion of Cape Cod Paper this would have to be remedied if this lot were to be developed. Recommend not to develop due to proximity to wetland and utilize for storm water mitigation and water shed protection.

DMHAT RESPONSE TO TOWN-OWNED LAND INVENTORY

1. Does your Board have specific comments on how the proposed criteria or process could be improved?

Overall, this appears to be a solid process intended to bring forward the town parcels in an open and transparent manner. Sharing this across Departments, Boards and Committees and asking for comments and possible allows each group to have input so decisions can be made in the best interest of the overall town. The review does require guidance and input from staff to gain a full understanding of the possible uses of the land. My hope is that all groups were provided with such guidance.

2. Which Town-owned parcels are of priority interest to your agency with respect to potential change in the designated use?

Pending a full review of each property, DMHAT has interest in the following parcels as potential site for housing:

187 Depot Street (VIC Hall) and 32 Mill Street: DMAHT believes that the possibility of upgrading the childcare facility, combined with housing and a small park could be an excellent opportunity for the Town and the Dennis Port community.

701 Route 134: This has potential for 15 bedrooms, which could translate into either 3-bedroom homes for families, or more varied multi-unit housing.

140 King James: The upper portion of this land could be used for housing while preserving the lower portion as conservation land. It provides an opportunity to integrate housing into existing neighborhoods.

170 Hockum Road: This parcel could potentially support 15 units integrated into the neighborhood

Smaller Lots: There are multiple smaller size lots that could support single family homes. We would like to see the following properties given consideration for a non-profit, such and Habitat for Humanity or Housing Assistance Corp., to develop.

- 3 Southport Lane
- 216 Paddocks Path
- 580 Old Bass River Rd
- 8 Acorn Rd

Possible Sale Properties:

There are parcels that would not be suitable for housing or other uses due to size. Some could potential sold off to neighbors to preserve the land or may already be encroaching on the property. The funds could then be uses by the Trust to support other projects.

- 415 Route 134
- 31 Barque Circle



Memorandum

To: Town of Dennis Board of Selectman

*From: David Young, P.E.
Michaela Bogosh, P.E.*

Date: July 31, 2019

Subject: Dennis-Owned Lands: Wastewater Parcel Implications

CDM Smith has reviewed the list of town-owned parcels provided at the request of the Board of Selectmen. This memo provides comments on specific designated and undesignated town-owned parcels that could be impacted from the town's future wastewater program as described in Dennis' Draft Comprehensive Wastewater Management Plan (CWMP). Furthermore, the parcels that could see a change in designated use have been identified and listed in the section below. A GIS map that overlays the town's future sewer phasing plan with the town-owned parcels has been created and attached to this memo (Attachment 1).

Parcel Evaluation

Effluent Recharge

Effluent recharge sites are parcels of land that are identified to recharge highly treated wastewater effluent (clean) back into the groundwater. Parcels have been identified as suitable effluent recharge sites after meeting a detailed criterion of physical features. These features include, but are not limited to, parcel size, soil permeability, groundwater depth, proximity to wetlands, etc. The following parcel meets these criteria and is included in the provided list of town-owned sites:

- Parcel 310-13

The effluent recharge capacity of this site is estimated to be between 300,000-2,100,000 gallons per day. This parcel is also identified as Site 4 in the Dennis-Harwich-Yarmouth (DHY) Regional Plan, which is shown in Attachment 2 to this memo. The parcel is anticipated to be implemented in Phase 6 of the overall DHY program.

Potential Pumping Station Sites

Pumping stations are systems designed to assist in the conveyance of wastewater that is fed through underground gravity pipelines. Parcels of land identified as suitable for pumping station

placement are typically determined based on the slope and flow rate of the piping and are usually at low elevation locations. The following parcels of land have been identified as potential pumping station sites:

- Parcel 261-17
- Parcel 129-48
- Parcel 189-3

If the town were to determine that a parcel listed should be sold, it is recommended that a sewer easement be maintained for future considerations.

Buildout Nitrogen Data

The remaining parcels were analyzed individually to evaluate their potential nitrogen contribution in the watershed at ultimate buildout. The nitrogen buildout considerations aid in the sewer planning efforts for the Town's CWMP to determine the most cost effective areas to sewer in order to meet nitrogen permit levels in each watershed.

Address	Village	Map-Parcel	Existing Nitrogen Loading (kg/yr)	Future Nitrogen Loading (kg/yr)
187 Depot St	DP	75-8	8.56	8.56
2 South Yarmouth Rd	SD	209-31	0.00	7.08
Off Lone Tree Rd	DP	70-80	0.00	7.08
88 Mayfair	SD	185-60	0.00	7.08
340 Route 134	SD	129-71	4.56	4.56
364 Hokum Rock Rd	ED	314-17	2.41	2.41

*Note: Average Household Nitrogen Loading = 6.2 kg/yr

The table above shows six parcels that were calculated to have a nitrogen buildout load associated with them, meaning there is a potential for wastewater collection in the future on the site. The range of nitrogen loading is between 2-8.5 kg/yr and would likely be comparable to that of a residential home (see Note below table). Maintaining these sites for "nitrogen credits" does not provide significant savings for the Town of Dennis.

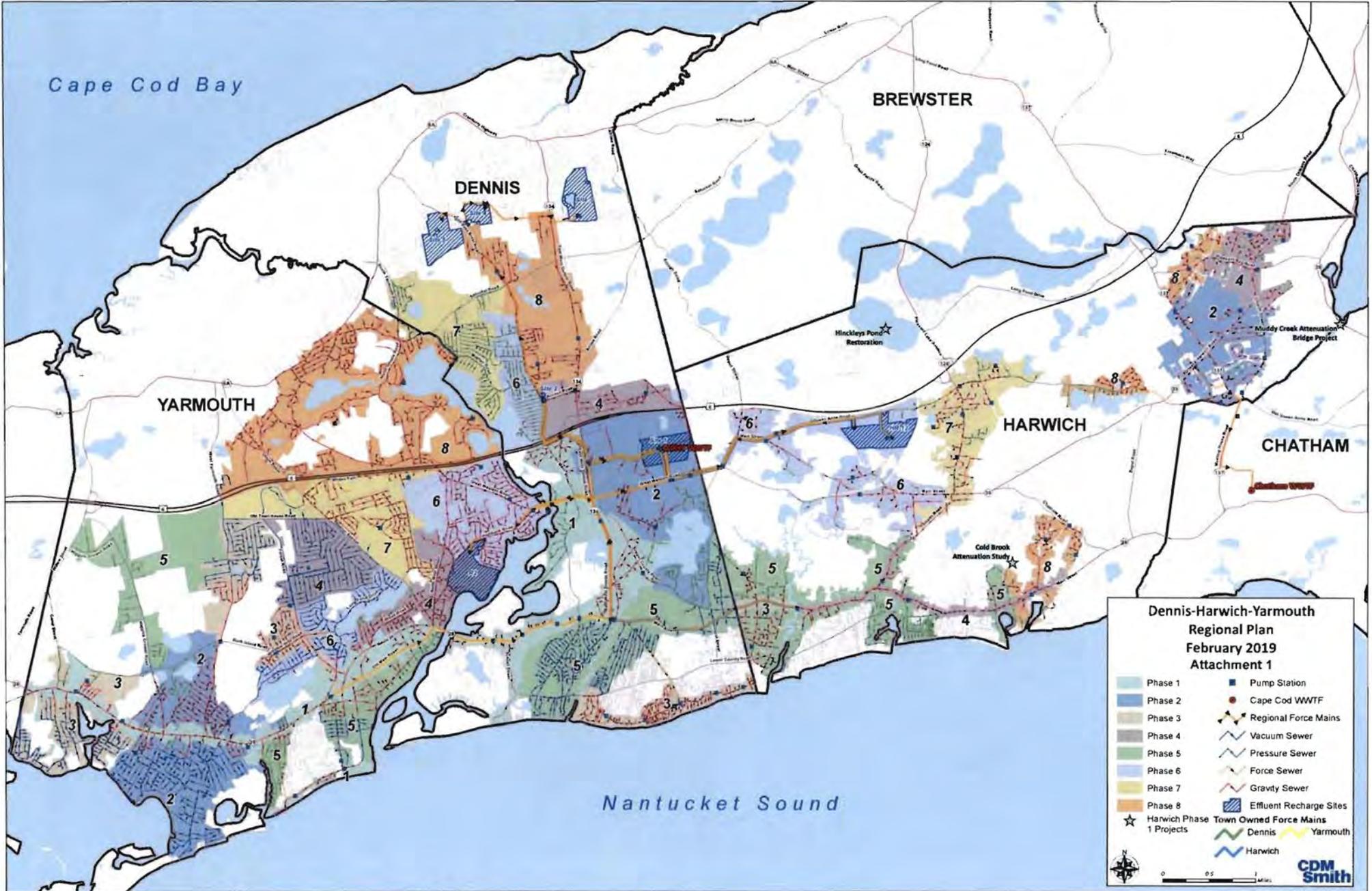
*Parcels not listed in the sections above, were calculated to have 0 kg/yr nitrogen loading.

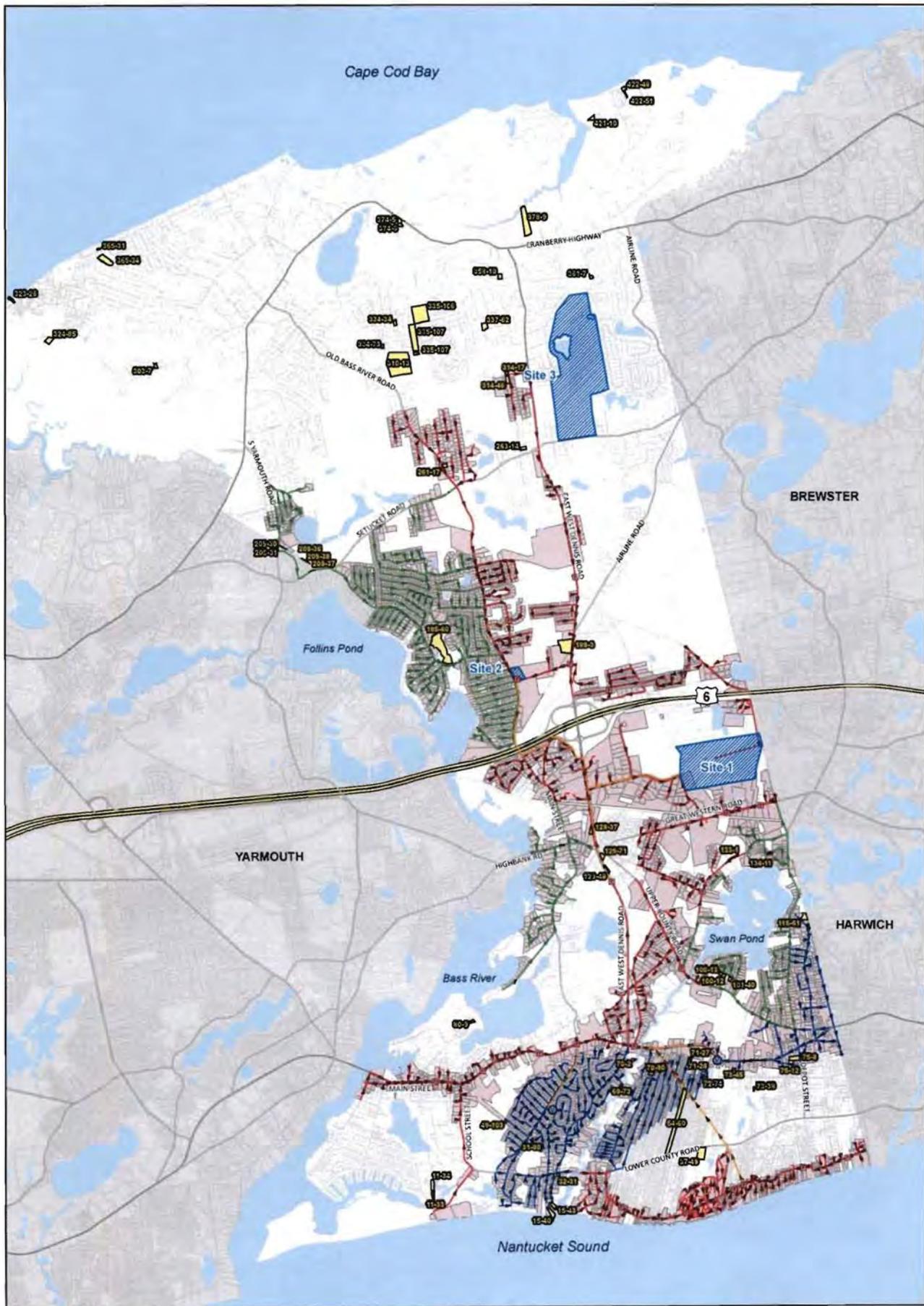
Please let us know if you have any questions on the information presented herein.

Attachments:

Attachment 1 – Dennis-Harwich-Yarmouth Regional Plan February 2019

Attachment 2 - Recommended Areas to be Sewered





- Vacuum Main
- Pressure Main
- Force Main
- Gravity Main
- Vacuum Station
- Pump Station
- Recharge Sites
- Sewered Parcels
- Town Owned Parcels

Town of Dennis, MA
 Comprehensive Wastewater
 Management Plan
 June 2019



Recommended Areas
 to be Sewered
 Attachment 2





DENNIS POLICE DEPARTMENT MEMORANDUM

DATE: August 1, 2019
TO: Elizabeth Sullivan, Town Administrator
FROM: Peter DiMatteo, Chief of Police
SUBJECT: Town Owned Land Inventory

Liz please find my responses to the below questions regarding "Town Owned Land Inventory".

1. Does your Department/Board/Committee have specific comments on how the proposed criteria or process could be improved?

-No

2. Which Town-owned parcels are of priority interest to your agency with respect to a potential change in the designated use?

-#701 Route 134 (Map-Parcel 189-3)-Currently shared use with Town Hall for additional parking. No suggested changes.

3. Other applicable remarks?

-None



August 2, 2019

Town of Dennis
Town Administrator's Office
685 Route 134
South Dennis, MA 02660
Attn: Jacquelyn M. Shea

Re: Town Land Inventory Report

Ms. Shea,

On behalf of the Housing Assistance Corporation (HAC), I am writing in response to the Town of Dennis' request for comments on its Town Lands Inventory review process. We applaud the Town for seeking input from local agencies on these important community assets. In our agency's recent report, *Housing on Cape Cod: The High Cost of Doing Nothing* (available at www.capehousing.org), we highlight the serious challenges that our region faces due to the lack of housing inventory. It is impacting families, businesses, and municipalities and is a threat to the health of our economy and the very character of Cape Cod. We encourage the Town of Dennis to make housing its top priority in its analysis for uses of town lands.

We reviewed the Town's list of properties and identified the following as potential sites for housing development.

- 187 Depot Street & 32 Mill Street
- 701 Route 134
- 140 King James Drive
- 170 Hokum Rock Road

As a non-profit housing developer, HAC has constructed over 550 units of housing on Cape Cod and the island and is very interested in working with the Town on future projects on these sites, or others, in Dennis.

In addition to the larger parcels identified above, we encourage the Town to consider developing housing on smaller town-owned parcels that may be appropriate for single family, two-family, or multifamily pocket neighborhoods. HAC is actively working to develop prototype housing designs that can provide multi-family housing on small lots that fit seamlessly into surrounding single-family neighborhoods. In fact, HAC will soon break ground on an 8-unit pocket neighborhood development on a $\frac{3}{4}$ acre lot in Hyannis which will serve as a proof-of-concept for future projects. Based on our review

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of the town-lands inventory, we have identified the following smaller lots that may be appropriate for this type of development.

- 3 Southport Lane
- 216 Paddock Path
- 580 Old Bass River Road
- 8 Acorn Road

Thank you for the opportunity to provide input and please don't hesitate to contact me if you have question as the town embarks on this important planning process.

Sincerely,



David M. Quinn
Director of Housing Development & Planning
Housing Assistance Corporation
460 W. Main Street
Hyannis, MA 02601
(508) 771 -5400 ext 288
dqinn@haconcapecod.org

Celebrating 45 Years of Building Communities and Hope on Cape Cod & the Islands

460 West Main St. Hyannis, MA 02601 hac@haconcapecod.org 508-771-5400 fax: 508-775-7434 



MEMORANDUM

TO: Elizabeth Sullivan, Town Administrator
Board of Selectmen

FROM: Conservation Commission

DATE: June 20, 2019

SUBJECT: Municipal Lands Inventory

On June 12, 2019 the Conservation Commission met in a work session to review the Municipal Lands Inventory distributed to Town Commissions, Committees and departments for review. The Conservation Commission recommends the following parcels be placed under the authority and management of the Conservation Commission. These parcels are wetland resource areas and cannot be developed without significant environmental impacts.

185-60	101-40	378-9
303-7	100-12	374-5 contains herring run
129-48	37-49	374-6 contains herring run
115-51	37-50	
134-11	37-51	
49-103	365-34	
70-80	323-26	
100-13	324-85	
31-80	48-6	
80-9	69-73	
422-48	11-33	
422-51	11-34	

The following parcels do not contain wetlands but contain protected coastal resources and should be protected and placed under the oversight of the Conservation Commission.

421-10 dune
365-31 dune/coastal bank
15-40 dune/beach

The following parcels are adjacent to existing conservation lands, provide important wildlife habitat and/or open space within densely developed areas, or have a high flood potential. These parcels should be protected from development.

- 75-12
- 54-60
- 72-74
- 335-106
- 335-107
- 209-36
- 209-37
- 209-38
- 73-38
- 71-27
- 71-28

The following parcels are waterfront and are currently used as landings or have the potential to be used as such. These should be under the management of the Harbormaster.

- 15-43 Swan Pond River landing area/beach
- 70-2

The following parcels are small and do not seem to provide opportunity for management or development.

- 209-30
- 209-31
- 115-60 (misabeled on spreadsheet as 11-60)
- 129-71

The following parcels are located within Zone 2 and should be considered for management by the Water District.

- 310-13 (sand pit)
- 314-46
- 133-1

Based on the information available, the following parcels appear to be acceptable for development. However, several parcels were noted as "drainage lots" on the assessor's cards and should be investigated further.

- | | | |
|--------|-----------------------|-----------------------|
| 75-8 | 334-34 (drainage lot) | 361-7 (drainage lot) |
| 189-3 | 358-10 (drainage lot) | 314-17 |
| 73-45 | 337-62 (drainage lot) | 261-17 |
| 334-73 | 128-37 (drainage lot) | 263-14 (drainage lot) |

The Commission also reviewed seven (7) additional parcels which are designated as Municipal on Town maps but did not appear on the distributed list.

44-4 Known as Captain Harding property. Used by Harbormaster and DNR.
Should be maintained for these uses.

375-26 Paddocks Path (Prue) Property – Maintain as Conservation lands

185-71 Located adjacent to parcel 185-60. Very wet. Designated as Open Space on Town maps.
Can be under oversight of Conservation.

187-51 Behind Old DPW on Bob Crowell Road, next to Housing Authority lands. Good parcel for housing, with recreational use within Zone 2 portion to allow connection between Recreational parcel located north of site and JK Park.

311-3 Parcel east of 310-13 (sand pit). Potential for several uses, housing, Conservation, Zone 2 protection (Water District)

166-14 Located north of the Transfer Station, unknown if access is available. No wetland issues

167-13 Located north of the Transfer Station, unknown if access is available. No wetland issues

To: Dennis Select Board
Re: Town-Owned Land Inventory Recommendations

August 5, 2019

Dear Select Board Members;

The Dennis Planning Board has completed its review of the Town-Owned Lands list. We offer our comments as a committee that has broad planning responsibilities and does not have direct responsibility for any land holdings.

The Town-Owned Lands provide the town with many opportunities – opportunities that should be approached carefully and with due consideration. Every parcel on this list has a value to the town. This value may be for preservation or for active use. As we reviewed the list, we did so with the recognition that even those parcels on the list that should be preserved offer valuable opportunities for the town.

The list is well organized, with the most environmentally sensitive lands falling after those with lesser environmental concerns. On the list, 8 Acorn Road provides a dividing line. The lands below 8 Acorn Road all display some level of environmental concern, and should be strongly considered for natural resource protection. The land from 8 Acorn Road to the top of the list, provide somewhat broader opportunities for the town, whether for active or passive future use. (It should be noted that not all of the other Boards and organizations that reviewed the list would concur, i.e., there are some parcels above the 8 Acorn Road that other groups recommend should be preserved, and likely some below the line that others recommend should be developed.)

The Planning Board's recommended approach is as follows.

1. The town controls all of this land. Without specific actions by the Board of Selectmen, none of this land is "at risk." We recommend the Board of Selectmen act on the lands on the list only after careful consideration of how such action can best serve the town. We suggest a very thoughtful, thorough examination of the recommendations of other boards and organizations before decisions are made.
2. During our review, staff noted that there were some lands currently designated as "Conservation" or "Park" that may be of lesser preservation value than lands on the list. Staff pointed out that several years ago, the Conservation Commission had identified a couple parcels that are "Conservation" that could be made available to the Housing Trust. These types of parcels would need an exchange of lands of equal or higher preservation value, should the town petition the General Court to release them from the "Conservation" or "Park" restriction. The Planning Board thinks it is possible that some of the lands falling below 8 Acorn Road on this list might be considered for such land exchanges rather than simply placing "Conservation" restrictions on them.
3. For the roughly 20 parcels that are listed from 8 Acorn Road to the top of the list, we recognize that there are competing interests for these lands, from preservation to community/workforce housing or outright sale. We encourage the Board of Selectmen not to make hasty decisions as it relates to these properties. Once acted upon, these lands will not be available for consideration of future town needs. The lands are currently "protected" under the careful watch of the Dennis Board of Selectmen and Town Staff. As with the parcels that fall below 8 Acorn Road, disposition of these lands should only occur after careful consideration of the needs of the town, the resources on the site, and how each parcel may meet the future needs of the town.

4. The Planning Board, in discussing the possibility that the lands identified for preservation could be exchanged for lands with existing "Conservation" or "Park" restrictions on them, recommends that the Board of Selectmen ask Town Staff and Boards with jurisdiction over parcels of land to review their land responsibilities to determine if, as the Conservation Commission once did, there are parcels under their jurisdiction that could be made available for other important town needs. Again, we strongly urge consultation with other Boards and organizations before decisions are made.

Thank you for the opportunity to review the Town-Owned Lands list and for your consideration of these recommendations.

Sincerely

Dorria DiManno
Chair, Dennis Planning Board

cc: E. Sullivan; J. Shea; D. Fortier; Planning Board

Jacquelyn Shea

From: Dan Fortier
Sent: Wednesday, July 17, 2019 2:49 PM
To: Jacquelyn Shea
Subject: FW: BOS Goal - Town-Owned Land Inventory
Attachments: TownOwned Parcel Assessment Assigned UPDATED 6-17-2019.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Here is the revised list and the changes that were identified are shown below. Just yesterday I got this from David Wood, as an additional change that has not been made to the list as of yet:

Good afternoon Dan,

7 Ann and I have looked over the information David Larkowski gave us in reference to parcel 133-1, 460 Center Street, and believe that it does belong to the Water District and should be removed from the Town's list. Relooking at the deed references, the land the town took in 1949 is actually 113-1, not 133-1, and is part of the Common Landing, 98 Indian Trail. The deed provided by the Water District shows that they took possession of 133-1 in 1972.

Thanks,
David

Daniel J. Fortier, AICP
Town Planner
Town of Dennis
P.O. Box 2060
South Dennis MA 02660

email: dfortier@town.dennis.ma.us
phone: 508-760-6119
fax: 508-394-8309

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<http://www.facebook.com/pages/Dennis-MA/Town-of-Dennis-MA-Planning-Department/364586296961>

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Have you seen the Dennis Planning Department Blogs? Go to:

<http://dennismaplanningdept.wordpress.com/>
<http://dennismalocalcomprehensiveplan.wordpress.com/>
<http://dennismaeconomicdevelopment.wordpress.com/>
<http://dennismaopensespaceandrecreationplan.wordpress.com/>

THE DENNIS
CONSERVATION
LAND TRUST

A private non-profit land trust founded in 1988

July 30, 2019

Elizabeth Sullivan
Dennis Town Administrator
Town of Dennis
685 Route 134
South Dennis, MA 02660

Chris Flanagan
Board of Selectmen, Chair
Town of Dennis
685 Route 134
South Dennis, MA 02660

Dear Ms. Sullivan and Mr. Flanagan,

Thank you for giving the Dennis Conservation Land Trust an opportunity to weigh in on the recently compiled list of municipally owned land for general purposes. It is our understanding that the Board of Selectmen intend to identify the best use for the 68 properties with this designation.

The DCLT's staff, Land Committee, and full Board of Trustees has analyzed this list based off of the DCLT' land protection ranking system. The ranking system used to identify land in need of protection includes:

Primary Criteria (higher ranking attributes)

- The land protects water resources including, but not limited to ponds, lakes, watersheds, wetlands, drinking water distribution areas (Zone 2).
- The land protects critical habitat including, but not limited to State listed priority & estimated habitats as identified by the BioMap2 layer and Critical Natural Landscape layer as well as vernal pools and potential vernal pools.
- The land is easily developable, meaning that it meets Town of Dennis bylaw requirements to be built on and/or subdivided.
- The land presents an opportunity for public recreation.

Secondary Criteria

- The land provides a scenic or historic view to the public.
- The land is subject to help surrounding areas with increased water from sea level rise and saltmarsh migration.
- The land is adjacent to other open, protected space.
- The land has active farming and/or prime agricultural soils.

We have organized our recommendations for 41 of the 68 parcels by highest need of protection to lowest with additional comments on how we came to that conclusion. Our analysis is as follows:

Post Office Box 67 · East Dennis, Massachusetts 02641

*Pursuant to Internal Revenue Code requirements for substantiation of charitable contributions,
no goods or services were provided in return for the Tax Deductible contributions.*

ADDRESS	MAP-PARCEL	ASSESSMENT ACRES	DCLT designation for priority protection (High, Moderate, Low)	DCLT Recommendations
140 KING JAMES DR	335-106	6	High	This property is adjacent to DCLT land and is open space area for wildlife in an otherwise dense residential neighborhood. The DCLT highly recommends that the Town place this property under the jurisdiction of the Dennis Conservation Commission in order for it to remain open space. The DCLT would like to work with the Town on creating a neighborhood conservation area on this property.
170 HOKUM ROCK ROAD	335-107	4.047	High	The Hokum Rock parcel is combined with another unbuilt parcel across Hokum Rock Rd. The DCLT strongly recommends that the Town place this property under the jurisdiction of the Dennis Conservation Commission as it is part of the Hokum Rock Conservation Area.
88 MAYFAIR	185-60	9	High	This property is an old cranberry bog/wetland and should be under the care of the Dennis Conservation Commission.
24 DEPOT ROAD	115-51	0.5	High	This property is adjacent to Bell's Neck Conservation Area in Harwich and should remain open. This property should be placed under the jurisdiction of the Dennis Conservation Commission.
36, 46, & 52 INDIAN TRAIL	100-13; 101-40; 100-12	0.22; 0.33; 0.33	High	The three parcels are adjacent to land managed by the Dennis Conservation Commission. This property should be placed under the jurisdiction of the Dennis Conservation Commission.
217, 219, & 221 LOWER COUNTY ROAD	37-49; 37-50; 37-51	1; 1; 1	High	These three parcels are adjacent to other DCLT land and Conservation Commission land. It is within the Environmental Justice neighborhood and has wetland resources. These parcels should be under the jurisdiction of the Dennis Conservation Commission.
16 JONATHAN DRIVE	365-34	2.79	High	This parcel contains wetland resources and should be under the management of the Dennis Conservation Commission.
0 OFF TAUNTON AVENUE	323-26	0.14	High	The Town has partial interest in this property. This parcel contains wetland resources and should be under the management of the Dennis Conservation Commission.
0 BLACK FLATS RD	324-85	0.25	High	This parcel contains priority habitat designated by the State and should be under the management of the Dennis Conservation Commission.
0 LOWLAND	48-6	0.5	High	This property contains wetland resources should be under the management of the Dennis Conservation Commission.
17 SCOTER ROAD	69-73	0.24	High	This property contains wetland resources along Swan River should be under the management of the Dennis Conservation Commission.

0 LORING AVENUE	11-33; 11-34	0.5; 18.13	High	These two properties are within the floodplain and contain coastal and wetland resources. They should be under the management of the Dennis Conservation Commission.
1646 ROUTE 6A	378-9	3.09	High	This property contains wetland resources along Sesuit Creek and should be under the management of the Dennis Conservation Commission.
1 EAGLE POND; 3 EAGLE POND	167-13; 166-14	7.17; 4.16	High	Large area adjacent to Town of Dennis land and part of an expansive wildlife corridor in South Dennis. This property would make a great extension to open land near Eagle Pond. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
47 REGAN RD	49-103	0.17	Moderate	This land is adjacent to Town and DCLT land. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
34 CAPT HOWES STREET	422-48	0.38	Moderate	Activities are limited on this property. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
0 ISLAND CREEK LANE	421-10	0.82	Moderate	This property is adjacent to Town land, is within the floodplain, and is coastal bank. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
326 MAIN STREET	117-60	1.5	Moderate	This property is adjacent to Mass Audubon and DCLT land. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
4 & 12 BAKER WAY	15-40; 15-43	0.21	Moderate	This land contains priority habitat. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
42 & 1163 PADDOCKS PATH	374-6; 374-5	0.48	Moderate	This land contains a portion of the Scargo Herring Run and is adjacent to Town land. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
701 ROUTE 134	189-3	1.27	Low	This property is adjacent to Town and Water District land (close to Well #5). Water District is the key stakeholder. The DCLT recommends that the Town seeks comment from the Dennis Water District if development is considered for this property.
10 SIASCONSET AVE	54-60	6.86	Low	This property has a challenging shape and likely has several areas of encroachment. The DCLT recommends that the Town conduct further studies to determine the best use.
8 ACORN RD	263-14	0.45	Low	This land is adjacent to other Land Bank properties, but may be suited for other uses.

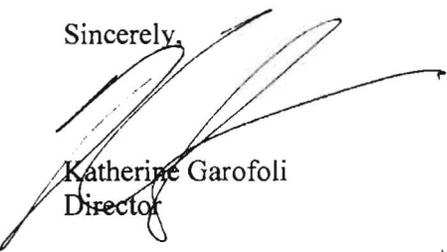
10 SETUCKET ROAD	209-36; 209-37; 209-38	0.02; 0.02; 0.02	Low	This land is adjacent to Flax Pond Conservation are and the DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
100 TOMS PATH	73-38	0.1	Low	This land is adjacent to the Plashes Conservation Area and near DCLT land. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
12 PINTAIL RD	70-2	0.31	Low	This property contains wetland resources should be under the management of the Dennis Conservation Commission.
136 SHORE RD	365-31	0.083	Low	This land is adjacent to DCLT land. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
7 COVE LN	80-9	0.26	Low	This land is adjacent to DCLT land and contains wetland resources. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
29 CAPT HOWES STREET	422-51	0.21	Low	Activities are limited on this property. The DCLT recommends that the Town place this land in the jurisdiction of the Dennis Conservation Commission.
8 CAPTAIN HARDING LANE	44-4	0.16	Low	This property appears to have a cottage on it with dock along Bass River. The DCLT recommends that the Town seek counsel from the Shellfish Warden and Harbormaster for potential use.
460 CENTER STREET	133-1	0.2	Low	This land is adjacent to Water District Land. The DCLT recommends that the Town seek counsel from the Dennis Water District.

The remaining parcels on the inventory did not meet the DCLT's criteria for protection.

The DCLT looks forward discussing its analysis with the Board of Selectmen and other committees that have reviewed this inventory. This process provides another opportunity for the DCLT and the Town to partner for land protection.

I am happy to answer any questions you may have regarding this matter. Please feel free to contact me at 508-694-7812 at any time.

Sincerely,



Katherine Garofoli
Director

CC: Karen Johnson, George Macdonald, Dan Fortier, Dorria DiManno, & David Larkowski

Jacquelyn Shea

From: Diane Rochelle <whiskeyboo@comcast.net>
Sent: Sunday, July 14, 2019 2:11 PM
To: Jacquelyn Shea
Subject: Town Lands Inventory

The Dennis Historical Commission has reviewed the Town Lands Inventory Spreadsheet and offers the following comments:

Of 63 parcels, only one has a structure, Village Improvement Club or VIC Hall, built c1955. It does not have historical or architectural significance, was built for community use, engages or has engaged in community use and has planned rehabilitation for further community use.

There are at least 11 typos or errors in the information. 9 acres at 88 Mayfair Road, SD has been designated conservation land because of its potential archaeological significance and reported to Massachusetts Historical Commission as such.

About a dozen parcels are severely undersized, running from .02 acres to .269 acres, some taken for roads or town boundary lines.

The remaining parcels either abut conservation land or a body of water such as Nantucket Sound, Cape Cod Bay, Weir Creek, Scargo Lake, Bass River or Grassy pond. Many are listed as wet land, marsh land or drainage land. The 6.86 acres at 10 Siaconset Avenue, DP is extremely narrow running the length of the street and would be inefficient to use for development.

The Historical Commission suggests that all of the listed parcels, with the exception of 187 Depot Street, DP, be converted to conservation land just as 88 Mayfair Road, SD was. The potential for archaeological significance exists, but the addition of this land to our natural resources would be of great significance.

Sincerely, Diane Rochelle
Dennis Historical Commission Chair

Jacquelyn Shea

From: Walter Hulse <whulse@comcast.net>
Sent: Thursday, July 18, 2019 1:31 PM
To: Jacquelyn Shea
Subject: Re: FW: Town-Owned Land Inventory

Hi Jacquelyn

The Waterways Commission is requesting that Captain Harding area on Bass River is not an area that may be removed from Town Property. The area is used by 3 Town Departments, Harbormaster, Fire Department and Natural Resources.

I have looked at all the locations in West Dennis on this Town Land Inventory list and did not see the area listed.

Thanks

Walter Hulse

Vice Chairman Waterways Commission

On 7/16/2019 12:17 PM, Jacquelyn Shea wrote:

Good morning,

Just a reminder, the deadline for feedback on the Town-Owned Land inventory is Friday, August 2, 2019.

Please forward any written comments from your Department, Board/Committee/Agency to: Town Administrator's Office, 685 Route 134, South Dennis, MA 02660. Comments may also be sent electronically to jshea@town.dennis.ma.us. Your assistance with this process is appreciated. Please call the Administration Office at 508-760-6148 if you have any questions.

Thank you,

Jacquelyn
Jacquelyn M. Shea
Executive Assistant
685 Route 134
South Dennis, MA 02660
(774)352-1261
jshea@town.dennis.ma.us

From: Jacquelyn Shea
Sent: Tuesday, June 4, 2019 11:42 AM

Jacquelyn Shea

From: Kenneth Jenks <jenksk@dy-regional.k12.ma.us>
Sent: Wednesday, July 24, 2019 3:55 PM
To: Jacquelyn Shea
Cc: Elizabeth Sullivan
Subject: Re: Town-Owned Land Inventory

Jacquelyn,

No comments at this time. Thanks!

Ken

On Tue, Jul 16, 2019 at 12:16 PM Jacquelyn Shea <jshea@town.dennis.ma.us> wrote:

Good morning,

Just a reminder, the deadline for feedback on the Town-Owned Land inventory is Friday, August 2, 2019.

Please forward any written comments from your Department, Board/Committee/Agency to: Town Administrator's Office, 685 Route 134, South Dennis, MA 02660. Comments may also be sent electronically to jshea@town.dennis.ma.us. Your assistance with this process is appreciated. Please call the Administration Office at 508-760-6148 if you have any questions.

Thank you,

Jacquelyn

Jacquelyn M. Shea

Executive Assistant

685 Route 134

South Dennis, MA 02660

(774)352-1261

jshea@town.dennis.ma.us

Jacquelyn Shea

From: Kristen Keller
Sent: Thursday, August 1, 2019 4:03 PM
To: Jacquelyn Shea
Subject: FW: BOS Goal - Town-Owned Land Inventory
Attachments: Town-Owned Land Inventory.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Hi Jacquelyn,

The Chairman of the Board of Health and I have reviewed the attached information. The Board does not have any comments or information to add. All of the factors that would be of concern are already captured.

Please let me know if there is anything else you may need.

Regards,

Kristen Keller
Dennis Health Department
685 Route 134
South Dennis, MA 02660
508-760-6158
kkeller@town.dennis.ma.us

From: Elizabeth Sullivan
Sent: Tuesday, June 4, 2019 11:54 AM
To: #DepartmentHeads
Subject: BOS Goal - Town-Owned Land Inventory
Importance: High

Good morning all -

At the request of the Board of Selectmen, the following information is being forwarded to Town Departments, and by separate cover to a multitude of Boards, Committees, Agencies for review and comment. Enclosed please find for your review:

- "Town Lands Inventory "spreadsheet" as endorsed by the Board of Selectmen containing 63 undesignated or designated parcels for general municipal purposes.
- An outline of the proposed process by which the Town-owned lands will be evaluated by the Selectmen.
- A link to a GIS map that provides you with the ability to look at each parcel against the evaluation criteria. You can look up parcels under the "Find" tab either by Map and Parcel or by Address. <https://www.mapsonline.net/dennisma/dennislandreview.html>

After reviewing the information please provide written feedback on the following points:

1. Does your Department/Board/Committee have specific comments on how the proposed criteria or process could be improved?

November 17, 2019

Elizabeth Sullivan
Dennis Town Administrator
Town of Dennis
685 Route 134
South Dennis, MA 02660

Dear Ms. Sullivan,

Thank you for giving the Village Improvement Society of Dennis an opportunity to review and comment on the municipally owned land inventory as outlined in the draft report presented to the Select Board on September 24, 2019. Representatives from our executive board have prepared this response.

For over a 100 years, our society has been a steward for beautifying and maintaining open space, parklands, play grounds, and village vistas that include properties owned by our society along with properties owned by the town. It has been a rewarding partnership with a goal of preserving the character and the village setting typical of a small New England Town. We take our charge very seriously.

After the review of the printed information provided, we physically located and identified approximately 95-98 % of the parcels. We have grouped our findings into 4 categories. We have attached a list of the properties with comments and recommendations.

Drainage/Stormwater

Parcels on this list are currently designated as drainage lots and they should remain under the jurisdiction of the Engineering and DPW departments for obvious reasons such as storm water management, resource protection and road safety concerns.

Housing Opportunities:

3 parcels are identified for possible housing initiatives. 187 Depot Street and 32 Mill St. would be combined to achieve multiple purposes for housing, child care center, open space and drainage.

Further Review / Hold for future:

It seems that several parcels need legal review for encroachments and or title issues. Other parcels are clearly on hold for future needs such as 350 Paddocks Path. The recommendation to sell a parcel off Center Street in Dennis Port might work but in general the parcels

recommended for sale should be put on HOLD at this time. Input from the Water District would be considered in regards to parcels located in the Zone 2 water recharge areas.

Conservation:

The remaining parcels should be placed under the purview of the Conservation Commission as open space, wetland and coastal resources, wildlife corridors and floodplain protection.

Thank you. We look forward to the next meeting in this regard.

Sincerely,
Carole Bell
Kate Byron
Bonnie Hempel
Kathryn Tomasetti
Village Improvement Society Executive Board

DRAINAGE/STORMWATER

3 SOUTHPORT LN	DV	334-73	0.243	Purview of the engineering department and DPW. Used for drainage as noted on approved subdivision plan and deed.
216 PADDOCKS PATH	DV	334-34	0.381	Purview of engineering department and DPW. Used for drainage as noted on approved subdivision plan and deed.
209 Paddock's Path	DV	334-26	0.11	Purview of the engeneering department. Used for drainage. Noted as reserved on plan
92 PRINCE WAY	ED	358-10	0.52	Under the purview of the Engineering and DPW departments. Used for drainage as noted on approved subdivision plan and deed.
31 BARQUE CIRCLE	ED	337-62	0.98	Under the purview of the Engineering and DPW departments. Used for drainage and intent as noted on plan.
415 ROUTE 134	SD	128-37	0.54	Purview of the Engineering and Dpw departments. Use for drainage.
340 ROUTE 134	SD	129-71	0.494	Purview of the Engineering and Dpw departments. Use for drainage.

580 OLD BASS RIVER ROAD	DV	261-17	0.42	Under the purview of the Engineering and DPW. Used for drainage. Located in a Zone 2 water recharge area.
8 ACORN RD	ED	263-14	0.45	Under the purview of the engineering and DPW and used for drainage. Located in a Zone 2 water recharge area.
159 LOWER COUNTY RD	WD	32-31	0.19	Under the purview of the Engineering Dept

HOUSING

187 DEPOT ST	DP	75-8	0.63	Explore housing options and new child care facility. Under the purview of the Housing Trust
701 ROUTE 134	SD	189-3	1.27	Potential Housing site due to proximity to Exit 9, Housing Authority complex on Mulhern Drive and Old Bass River Rd. Adjacent to other Town land.
32 MILL ST	DP	75-12	0.5	Open space and drainage in connection with housing at 187 Depot. Under the purview and coordination with conservation and engineering.

FURTHER REVIEW & HOLD

10 SIASCONSET AVE	DP	54-60	6.86	Green space and drainage and placed under purview of conservation and engineering Further review thru legal department for encroachment issues.
364 HOKUM ROCK ROAD	ED	314	0.170	Further review and input from the Water District. Located in a highly developed commercial area and located in a Zone 2 water recharge area.
63 MONUMENT VIEW ROAD	ED	361-7	0.3	Needs further review. Located in a Zone 2 water recharge area.
3 WOODCOCK LANE	ED	314-46	0.68	Further review and input from the Water District. Located in a Zone 2 water recharge area in a highly developed commercial zone.
350 PADDOCKS PATH	DV	310-13	5.5	Hold for municipal purposes
32 DEPOT RD	DP	115-60	0.09	Hold for further review

CONSERVATION

140 KING JAMES DR	ED	335-106	6	Under the purview of the Conservation Commission for open space. It abuts conservation lands provides a wildlife corridor and green belt.
170 HOKUM ROCK ROAD	ED	335-107	4.047	Under the purview of the Conservation Commission for open space. The south side of Hokum Rock Rd is under development and preserving the northside of the road provides a buffer for the residential area and a much needed wildlife corridor.
88 MAYFAIR	SD	185-60	9	Under purview of Conservation Department for open space and protection of wetlands,old cranberry bogs and wildlife.

176 NEW BOSTON RD	DV	303-7	0.26	Under the purview of the Conservation Commission as open space. wetland protection and as noted on approved subdivision plan "reserved" for park
136 SHORE RD	DV	365-31	0.083	Under the purview of the Conservation Commission as open space. Adjacent to town owned property
7 COVE LN	WD	80-9	0.26	Under the purview of Conservation Commission as open space and wetland protection
34 CAPT HOWES STREET	ED	422-48	0.38	Under the purview of Conservation Commission as open space and wetland protection
29 CAPT HOWES STREET	ED	422-51	0.21	Under the purview of Conservation Commission as open space and wetland protection
36 INDIAN TRAIL	DP	101-40	0.33	Under the purview of Conservation Commission
46 INDIAN TRAIL	DP	100-12	0.33	Under the purview of Conservation Commission
217 LOWER COUNTY ROAD	WD	37-49	1	Under the purview of the Conservation Commission as open space and protection of

219 LOWER COUNTY ROAD	WD	37-50	1	Under the purview of the Conservation Commission as open space and protection of wetland resources.
221 LOWER COUNTY ROAD	WD	37-51	1	Under the purview of the Conservation Commission as open space and protection of wetland resources.
16 JONATHAN DRIVE	DV	365-34	2.79	Under the purview of the Conservation Commission as open space and protection of wetland resources.
159 LOWER COUNTY RD	WD	32-31	0.19	Under the purview of the Conservation Commission as open space and protection of wetland resources.
0 ISLAND CREEK LANE	ED	421-10	0.82	Under the purview of the Conservation Commission as open space and flood plain protection
0 OFF TAUNTON AVENUE	DV	323-26	0.14	Under the purview of the Conservation Commission as open space and flood plain protection
0 BLACK FLATS RD	DV	324-85	0.25	Under the purview of the Conservation Commission as open space

17 SCOTER ROAD	WD	69-73	0.24	Under the purview of the Conservation Commission as open space and protection of wetland resources.
4 BAKER WAY	WD	15-40	0.21	Under the purview of the Conservation Commission as open space and wildlife habitat protection
12 BAKER WAY	WD	15-43	1.5	Under the purview of the Conservation Commission and DPW
0 LORING AVENUE	WD	11-33	0.5	Under the purview of the Conservation Commission
0 LORING AVENUE	WD	11-34	18.13	Under the purview of the Conservation Commission
1646 ROUTE 6A	ED	378-9	3.09	Under the purview of the Conservation Commission
1163 PADDOCKS PATH	ED	374-5	0.48	Under the purview of the Conservation Commission as open space, wildlife habitat and
42 PADDOCK'S PATH	ED	374-6	0.32	Under the purview of the Conservation Commission as open space, wildlife habitat and
24 DEPOT ROAD	DP	115.51	0.5	Under the purview of the Conservation Commission as open space, wildlife habitat and
36 MILD BAY CIRCLE	DP	134.11	0.017	Under the purview on Conservation Commission

44 NAUSHON RD	DP	71.28	0.113	Under the purview of the Conservation Commission and engineering for drainage and
314 ROUTE 134	SD	129-48	18	Under the purview of the Conservation Commission and engineering for drainage and open space
100 TOMS PATH	DP	73.38	0.1	Under the purview of the Conservation Commission
47 REGAN RD	WD	40-103	0.17	Under the purview of the Conservation Commission
0 OFF LONE TREE RD	DP	70-80	0.5	Under the purview of the Conservation Commission
24 DEPOT ROAD	DP	115-51	0.5	Under the purview of the Conservation Commission as open space, wildlife habitat and flood plain mitigation.
12 PINTAIL RD	WD	70-2	0.31	Under the purview of the Conservation Commission
52 INDIAN TRAIL	SD	100-13	0.22	Under the purview of the Conservation Commission
46 NAUSHON RD	DP	71-27	0.12	Under the purview of the Conservation Commission
46 WIXON RD	DP	72-74	0.18	Under the purview of the Conservation Commission
2 SOUTH YARMOUTH RD	DV	209-30	0.02	Under the purview of the Conservation Commission

2 SOUTH YARMOUTH RD	DV	209-31	0.02	Under the purview of the Conservation Commission
10 SETUCKET ROAD	SD	209-36	0.02	Under the purview of the Conservation Commission
10 SETUCKET ROAD	SD	209-37	0.02	Under the purview of the Conservation Commission
10 SETUCKET ROAD	SD	209-38	0.02	Under the purview of the Conservation Commission



MEMORANDUM

TO: Board of Selectmen

FROM: Conservation Commission

DATE: October 3, 2019

SUBJECT: Municipal Lands Inventory

On October 3, 2019 the Conservation Commission reviewed the recommendations provided to the BOS by the Town Planner. We offer the following comments on those recommendations.

The Conservation Commission reviewed all the municipal parcels in June 2019 (see attached memo) and made specific recommendations on each parcel plus identified an additional seven (7) parcels which were not included on the disseminated list.

Wetland and Coastal Resources

The Conservation Commission recommended 30 of the parcels be placed under the authority and oversight of the Conservation Commission. Twenty-seven (27) of the parcels contain wetlands and are virtually undevelopable. The remaining three (3) consist of dunes and coastal banks which are also not to be developed. The Commission recommended those parcels be placed under the authority and management of the Conservation Commission. The "Inventory sheets" note that in addition to the Commission's request to preserve these parcels, the Dennis Conservation Trust and Planning Board also noted environmental issues with these properties. Despite these comments, the Final Recommendation is for "further study". Given the input from three (3) committees, and due to the inability to develop and/or utilize these parcels without significant monetary investment and environmental impacts, it would appear that a Final Recommendation to place these parcels under Conservation Commission purview would be appropriate.

Open Space and Floodplain Areas

The Commission also identified eleven (11) parcels with the potential to be preserved for floodplain protection and/or open space. We agree that these parcels may serve multiple uses and further study could identify those uses. However, parcel 75-12 was identified as potential open space, preserve and/or drainage by several committees and the Final Recommendation lists this parcel associated with development at 187 Depot Street. While this may prove feasible, the Conservation Commission recommends that this parcel be referred for further analysis, consistent with recommendations on similar parcels.

Landings

Two (2) parcels were recommended for use as Town landings. Of these parcels, Parcel 15-43 on Bakers Way/Swan Pond River is currently used and designated as a Town Landing. The Landing was identified in the Town Landing Report dated August 2015. This parcel should remain under this use and be under the supervision of the Harbormaster. There is no need for further study.

Lack of Size

There are three (3) parcels which do not lend themselves to a formal land use due to their small size. These parcels each measure less than .1 acres. These should be left under municipal designation.

Drainage

The Commission identified twelve (12) parcels as potential for drainage and/or development. Of these twelve, six (6) are designated for drainage use in the tax assessor's records. It is recommended that further study be pursued to ascertain if these parcels can be used for any alternate use.

As previously stated, the Commission identified seven (7) additional parcels not included on the original list for review. Two (2) parcels should be placed under Conservation oversight. One parcel, Captain Hardings is currently in active use by the Harbor Master, Natural Resources and Fire Departments. There is no long-term plan for this property. The remaining four (4) parcels may provide the opportunity to support multiple uses and should be studied further. All seven (7) of these parcels should be included on to the Town Land Inventory. None of these parcels were included in the recent public presentation.

November 2, 2019

Town Administrator's Office
685 Route 134
South Dennis, MA 02660
jshca@town.dennis.ma.us

RECEIVED
NOV 06 2019
TOWN OF DENNIS

Re: Dunay: 49 Captain Chase Road, Dennisport

Dear Dennis Board of Selectmen,

As an introduction, we are Michael and Lisa Dunay. We are the owners of the property located at 49 Captain Chase Road, Dennisport, MA. We purchased the property 5½ years ago from the Conant family. We would like to provide our thoughts regarding the report published on September 24, 2019 addressing the town owned land inventory.

We are writing to respectfully request your thoughtful consideration regarding the current property line to the rear of 49 Captain Chase Road abutting with a parcel along Siasconset Avenue. At the time we purchased the property, the shed that is encroaching on town owned land was already in its current location and our understanding is the shed had been there for decades with no objection from the Town of Dennis or any neighboring residents. There was also considerable evidence that the land beyond the rear property line had been enhanced and utilized for the enjoyment of the previous owner(s) for years.

Also, at the time of purchase, the land to the rear of the property including square footage beyond the property line was significantly disturbed as a result of the seller installing the required Title V compliant septic system. This construction left a mess including large mounds of dirt and other debris over the entire rear area (*within and beyond the surveyed property line*). We have over the past 5+ years cleaned up the mess and have maintained the property. We have continued to utilize the property in the same manner as the previous owners had with no objection over many years. To the best of our knowledge, no one representing the Town of Dennis has walked or attempted to maintain the parcel along Siasconset Avenue in over 30 years. Only recently has there been survey and correspondence activity.

In addition, we have taken steps to rectify situations presenting potential physical harm and/or damage to our property. For example, we have removed and cleared large dangling tree limbs from bordering town land damaged by severe weather as well as improved the grading to prevent excessive water from pooling around the foundation of our home.

Your consideration to sell the town owned land abutting with 49 Captain Chase Road to us would be greatly appreciated. We take great pride in the property that we own and would continue to maintain it, contributing to the overall condition of the area. Many neighbors have expressed their appreciation to us for improving the parcel from the "eyesore" that it had become prior to our purchase. This proposed sale would be beneficial to the Town of Dennis through increased tax revenue.

We understand that the sale of 46 Wixon road to the abutting homeowner is currently being considered as part of the overall assessment of town owned land. It is with sincerity that we request similar consideration to enhance our parcel, which by true property lines is an unreasonably small area. So small that the enjoyment of the property would be severely limited with enforcement of the existing defined boundaries.

Please do not hesitate to contact us at (518)225-2434 should you desire to discuss our request further. We appreciate the opportunity to participate in a dialog toward a resolution agreeable to all parties involved.

Respectfully,



Michael and Lisa Dunay
11 Magnolia Drive
Saratoga Springs, NY 12866
(518)225-2434

October 23, 2019

Town Administrator's Office,
685 Route 134,
South Dennis, MA 02660

RECEIVED
NOV 04 2019
TOWN OF DENNIS

Attention: Dennis Board of Selectmen

Dear Board:

These comments are in response to the Town Owned Land Report issued on September 24, 2019.

As owners of 45 Captain Chase Road, which abuts 10 Siasconset Road, we would like the Board of Selectmen to consider selling the portion of town owned land that we are currently encroaching upon. The comments in the report by the stakeholders (page 11 of the report) do not recommend any development that would be affected by this action. The portion of town owned land that is being encroached has been that way for over 30 years and has been maintained by the property owners.

We have been told the Town has no interest in selling the affected portion to us because it would have to go out for public bidding, but we can't see how anyone else would be interested in this property as they would have no legal way to gain access to it. It would be between the town owned land and our property. In addition, on page 12 of the report, it is recommended that the Town sell portions of 46 Wixon Road to the encroaching properties. With that said, the argument not to sell portions to us is not valid. Selling the property to us will allow the Town to collect more property tax as well.

If selling the property isn't an option, then perhaps the town would consider granting us ownership through a quit claim deed or short-term leases. There are not many houses on our street that are encroaching and not all would want to purchase the affected portion. So, it would not result in a great deal of administrative paperwork.

We hope you will consider these comments and look for a way to allow us to continue using the property we have maintained. If you would like to discuss this further, we can be reached at 518-235-2682.

Thank you,

Kirk and Michelle Spearburg
Kirk and Michelle Spearburg

3 Warren Lane
Troy, NY 12182

November 2, 2019

Town Administrator's Office
685 Route 134
South Dennis, MA 02660

jshea@town.dennis.ma.us

Dear Dennis Board of Selectmen,

As an introduction, we are Michael and Lisa Dunay. We are the owners of the property located at 49 Captain Chase Road, Dennisport, MA. We purchased the property 5½ years ago from the Conant family. We would like to provide our thoughts regarding the report published on September 24, 2019 addressing the town owned land inventory.

We are writing to respectfully request your thoughtful consideration regarding the current property line to the rear of 49 Captain Chase Road abutting with a parcel along Siasconset Avenue. At the time we purchased the property, the shed that is encroaching on town owned land was already in its current location and our understanding is the shed had been there for decades with no objection from the Town of Dennis or any neighboring residents. There was also considerable evidence that the land beyond the rear property line had been enhanced and utilized for the enjoyment of the previous owner(s) for years.

Also, at the time of purchase, the land to the rear of the property including square footage beyond the property line was significantly disturbed as a result of the seller installing the required Title V compliant septic system. This construction left a mess including large mounds of dirt and other debris over the entire rear area (*within and beyond the surveyed property line*). We have over the past 5+ years cleaned up the mess and have maintained the property. We have continued to utilize the property in the same manner as the previous owners had with no objection over many years. To the best of our knowledge, no one representing the Town of Dennis has walked or attempted to maintain the parcel along Siasconset Avenue in over 30 years. Only recently has there been survey and correspondence activity.

In addition, we have taken steps to rectify situations presenting potential physical harm and/or damage to our property. For example, we have removed and cleared large dangling tree limbs from bordering town land damaged by severe weather as well as improved the grading to prevent excessive water from pooling around the foundation of our home.

Your consideration to sell the town owned land abutting with 49 Captain Chase Road to us would be greatly appreciated. We take great pride in the property that we own and would continue to maintain it, contributing to the overall condition of the area. Many neighbors have expressed their appreciation to us for improving the parcel from the "eyesore" that it had become prior to our purchase. This proposed sale would be beneficial to the Town of Dennis through increased tax revenue.

We understand that the sale of 46 Wixon road to the abutting homeowner is currently being considered as part of the overall assessment of town owned land. It is with sincerity that we request similar consideration to enhance our parcel, which by true property lines is an unreasonably small area. So small that the enjoyment of the property would be severely limited with enforcement of the existing defined boundaries.

Please do not hesitate to contact us at (518)225-2434 should you desire to discuss our request further. We appreciate the opportunity to participate in a dialog toward a resolution agreeable to all parties involved.

Respectfully,

Michael and Lisa Dunay
11 Magnolia Drive
Saratoga Springs, NY 12866
(518)225-2434

Jacquelyn Shea

From: Stephen Rabasco <smrabasco@comcast.net>
Sent: Thursday, October 31, 2019 7:43 PM
To: Jacquelyn Shea
Cc: smrabasco@comcast.net
Subject: Town Owned Land Inventory Public Comments

Follow Up Flag: Follow up
Flag Status: Flagged

I thought the report was a very thorough and comprehensive listing of town owned land and support the effort in compiling the data. As a resident of Dennis, I believe the town should preserve as much open space as possible because once it is gone, we will never get it back.

My comments for the specific site: 88 Mayfair SD, Map 185, Parcel 60
I concur with comments made by DPW / Conservation Comm, DCT and Planning board that the parcel is wetlands, used for storm runoff, abuts conservation lands and acts as a wetland buffer. As an abutter to the property, I know the property is lowland, being an old cranberry bog, and very wet throughout the year. I support 100% with the town keeping this parcel open as wetlands for both water drainage and home for all species of nature.

Thank you for this opportunity to comment on this listing.

Stephen Rabasco
5 Poplar Lane SD

Jacquelyn Shea

From: cmsmailer@civicplus.com on behalf of Town of Dennis via Dennis MA
<cmsmailer@civicplus.com>
Sent: Tuesday, October 29, 2019 1:35 PM
To: Jacquelyn Shea
Subject: Form submission from: Send Us Comments

Submitted on Tuesday, October 29, 2019 - 1:35pm Submitted by anonymous user: 129.53.219.129 Submitted values are:

What does this comment regard? General Comments to the Town Please include any questions or comments: Good afternoon. Is there a process for requesting the removal of trees on town-owned land? Our home is located at 34 Mild Bay Circle, Dennisport, and the lot next to us is town owned (36 Mild Bay Circle). There are some pretty tall pine trees that seem either dead or ominously hanging over our driveway. We did have one come down during the tornados and fall on the power lines and our neighbor's fence. If you can provide me a point of contact, it would be much appreciated. Thank you.

==Please provide the following information:==

Your Name: John Ricard

Your E-mail Address: ricardj_ma@yahoo.com

Organization:

Phone Number:

==Address:==

Street: 34 Mild Bay Circle

City: Dennisport

State: Massachusetts

Zipcode:

The results of this submission may be viewed at:

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.town.dennis.ma.us%2fnode%2f2%2fsubmission%2f4543&c=E,1,BQFDje2PJd3NtnIjF8puuxlC5LowAwwG36HFqWDM9CeXtx79HkigUwvcPOxkBg50brAal26Ao5pu01pDKKQSqcs42ytFomoLMUM-4fe23MNHZx-sBex4w,,&typo=1>

Jacquelyn Shea

From: Marilyn Bemis <mbemis08@gmail.com>
Sent: Thursday, October 10, 2019 1:01 PM
To: Jacquelyn Shea
Subject: Land Inventory Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I reside at 16 Nathaniel Way and as an abutter to one piece of property as well as living in very close proximity to another listed in *The Town Owned Land Inventory Report*, I will be offering comments in the near future.

At present, I require more clarification from you in understanding this report. Specifically:

1. In the introduction a number of Board/Committee Commissions and agencies are listed as receiving this inventory. Yet, on the slides with comments for each property, acronyms are often used. Thus creating an 'alphabet soup' confusion. For clarity sake, please identify the groups who are listed as making comments on the following 2 properties:

216 Paddocks Path
140 King James Drive

2. After reviewing each slide, it appears that only a few Town groups and partner agencies are listed as responding to the posed questions. Given that, what might I infer? Did other groups choose not to participate or comment? Are their responses to this information occurring after the release of this 9/24 report and, if so, will there be updates to the report during the 60 day comment section?

3. I have watched the Selectman meeting video from 9/24 so have viewed the slides. Yet, it is a challenge to view map parcels even with maximum Zoom-In applied. Where/How can I view a better version?

Thank you.

Marilyn Bemis

mbemis08@gmail.com
16 Nathaniel Way, Dennis 02638

Jacquelyn Shea

From: Stephen Rabasco <smrabasco@comcast.net>
Sent: Thursday, October 31, 2019 7:43 PM
To: Jacquelyn Shea
Cc: smrabasco@comcast.net
Subject: Town Owned Land Inventory Public Comments

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Thank you for this opportunity to comment on this listing.

Stephen Rabasco
5 Poplar Lane SD

Jacquelyn Shea

From: John Keane <johnkeane99@comcast.net>
Sent: Thursday, October 17, 2019 2:07 PM
To: Jacquelyn Shea
Subject: Town Owned Land Inventory - Heckman Road/Old Main Landing

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jacquelyn,

I looked at the map posted online and it looks like the town landing (Old Main Landing) at Heckman road is listed as town owned. It is my understanding that I own the land for the landing (and some of the land for Heckman Road) and that the town has an easement for the use of of the land for a town landing. I magnified the map but could not get great detail - could you send me a pdf version?

Could you please confirm that this is your understanding also and could you correct it in your database.

Thanks,

John Keane

41 Old Main Street, West Dennis

774 292 2185