



Town of Dennis

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TO: Paul Fowler, Building Commissioner
FROM: Paul Foley, Town Planner
DATE: July 25, 2024
RE: Planning Board Motion on Monday July 22, 2024 re: Love Lane Building Permit

On Monday July 22, 2024, the Dennis Planning Board voted to Rescind its Motion of 5/20/2024 to appeal the Building Commissioners decision that the Dover Amendment (MGL 40A, §3, ¶12) applied to the Building Permit Application of the H.A.C. Shelter at 1 Love Lane, resulting in the referral as a Special Review, and, if the Building Commissioner does issue a Building Permit based on the Dover Amendment, the Planning Board will appeal that Building Commissioner decision and that the Town shall provide separate legal counsel to the Planning Board members and the Planning Department. **The Motion was made by Rick Hamlin and seconded by Sally Bickford and voted unanimously (6-0) by Chair Paul McCormick Jr., Elizabeth Patterson, Rick Hamlin, John Terrio Jr., Adam Dunn and Sally Bickford.**

The Board cited a campus plan dated 5/14/2024 prepared by Catalyst Architecture and the following eight (8) Conditions as discussed during the Special Review and an additional three (3) conditions added July 22, 2024

1. *The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required.*
2. *A campus plan to improve the internal pedestrian circulation, recreational accommodations and landscaping shall be submitted for review and approval of the Planning Board before residents occupy the building.*
3. *An emergency access and response plan shall be reviewed and approved by the Police and Fire Chiefs of Dennis and Harwich before residents occupy the building.*
4. *The Family Shelter shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is "Dark-Sky" compliant.*
5. *The maximum number of residents shall be 177, regardless of age, or the Applicant must file and receive a Ground Water Discharge Permit (GWDP) from the Massachusetts Department of Environmental Protection (DEP).*
6. *The maximum daily septic flow as calculated under Massachusetts Title 5 shall be less than 10,000 gallons or the Applicant must file and receive a Ground Water Discharge Permit (GWDP) from the Massachusetts Department of Environmental Protection (DEP); provided, however, that occupancy of the building may be allowed prior to the issuance of a GWDP if allowed by DEP.*
7. *The lot owners shall erect a 6' high stockade fence around the perimeter of the property including possible gating.*
8. *A joint meeting, before residents occupy the building, is required with Housing Assistance Corporation and the Departments of Public Works, Engineering, Conservation, Water, Building, Health, School Department, Police and the Fire Department, to be coordinated through the Planning Department.*

Additional Conditions in reference to the plan:

9. *Especially as it affects the proposed use of the exterior, a complete updated stormwater management report shall be provided;*
10. *The applicant shall be required to have 24-hour on-site security;*
11. *There shall be an updated Traffic Impact Assessment Study (TIAS) including the impact of traffic and safety on Main Street extension (in Harwich) assessing the necessity of sidewalks on Main street Extension, the effect of transportation as discussed at previous public meetings in relation to delivery services (such as door dash, uber, etc.), additional traffic related to schools and possible improvement to the dangerous intersection at Depot and Main Street in Harwich.*