



DENNIS TOWN CLERK
RCUD 2025JAN23PM2:57

Town of Dennis
Zoning Board of Appeals
Public Meeting Notice January 27, 2025

This is to formally advise that, as required by G.L. Chapter 30A §§18-25, and pursuant to Chapter 2 of the Acts of 2023, signed into law on March 29, 2023, the **Zoning Board of Appeals will hold a public meeting on January 27, 2025 at 6:30 pm, in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA.** The public is welcome to attend in-person or via the alternative public access below.

ZOOM Meeting information

Zoom Link: <https://us02web.zoom.us/j/8780036813>

Meeting ID: 878 003 6813

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID:

Passcode: 878-003-6813

AGENDA

1. PUBLIC HEARINGS:

- 1) **18 COUNTRY LANE DP (SP-029585-2024):** Continued from 12/23/24 without testimony: Andrew Sambuco, 87 Clifford Street, Melrose, MA (02176) C/O Michael Ferullo, is seeking a Special Permit to build a new 16' x 18' four season room resulting in the increase in the footprint of a structure on a non-conforming lot with insufficient lot width. Located on a property in the R-40 Zoning District at 18 Country Lane Dennisport, MA (02639) (Assessor's Map 89, Parcel 55).
- 2) **27 CAPTAIN NICKERSON LANE (SP-030515-2024):** Timothy Sullivan, 1102 Hanover Street, Hanover, MA (02339) C/O Christopher Kenney of Kenney Builders Inc, is seeking a Special Permit to construct a roof over an existing deck above an existing boat house for shade on a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District and the South Dennis Historic District at 27 Captain Nickerson Lane, South Dennis, MA (Assessor's Map 117, Parcel 24).
- 3) **36 DEPOT STREET DP (SP-031200-2024):** James Feeley, 8 Sheehan Drive, Shrewsbury, MA (01545) c/o Jack Herndon of Senie & Associates P.C., is seeking a Special Permit for the increase in footprint and height of a non-conforming structure that will extend lot coverage on a non-conforming lot that was the subject of a variance. The property is located in the Resort Residential (RR) Zoning District at 36 Depot Street, Dennisport, MA - 02639 (Assessor's Map 40, Parcel 89).
- 4) **16 SPRUCE WAY (SP-029278-2024):** Continued from 10/28/24 with testimony and 12/23/24 without testimony: Deborah & James Simpson, 89 Davis Road, Braintree, MA (02184) C/O Paul Beaulieu, are seeking a Special Permit for the voluntary demolition and reconstruction of an older cottage for a new single-family home, of a non-conforming dwelling on a non-conforming lot where the structure will extend lot coverage and does not meet minimum setbacks. Located in the R-40 Zoning District at 16 Spruce Way, Dennisport, MA (Map 57, Parcel 22).



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- 5) **28 ALEXANDER DRIVE - APPEAL OF BUILDING COMMISSIONER (ZB APP-029141-2024)** Continued from 12/23/24: Janice Costa; Lisa Raczka and Tawnia Pacheco; Dianne Banks; Brandon Mogayzel; and Stephen White C/O Peter S. Farber, Attorney at Law, is seeking to Appeal the Building Commissioner's decisions of July 23, 2024 and August 14, 2024 to not enforce a purported zoning violation of a subdivision approved in 2018 that is under appeal and not constructed. The proposed "Setucket Heights" subdivision is located on a property owned by Catherine MacGregor, 270 Communications Way, Hyannis, MA (02601), in the R-40 Zoning District, part of Old Kings Highway Historic District, at 28 Alexander Drive, South Dennis, MA 02660 (Assessor's Map 212, Parcel 9 and 69).

- 6) **174 LOWER COUNTY ROAD DP (SP-029919-2024)** To be Continued without testimony: Jon Hall, P.O. Box 636, Dover, MA 02030, is seeking a Special Permit to expand the footprint and height of a pre-existing non-conforming building on a non-conforming lot and possible change of use. Located on a property in the Resort Residential (RR) Zoning District at 174 Lower County Road, Dennisport, MA (Assessor's Map 36, Parcel 44).

2. PUBLIC MEETINGS:

3. ADMINISTRATIVE BUSINESS:

- 1) Zoning Board of Appeals Minutes:

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.