

**2. 70 Depot Street - SP** Mark Sacco, 70 Depot Street, Dennisport, MA (02639) is seeking a Special Permit for the reconstruction (following a gas explosion) and expansion of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 70 Depot Street, Dennisport, MA (Assessor's Map 58 Lot 82).

Find Properties

Owner:

Parcel ID:

Address:   [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
58-82-0	70 DEPOT ST	DP	SACCO MARK

Detail Information [Zoom To](#)

CAMA ID	58-82-0
MapPar	58-82
Key	4649
Fiscal Year	2026
Extension	0
Address	70 DEPOT STREET
Village	DP
Property Type	R
Owner	SACCO MARK V ET UX
Co-Owner	SACCO ROSA E
Owner Address	70 DEPOT STREET
Owner City	DENNISPORT
Owner State	MA
Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	12/07/10 00:00:00
Book	25064
Page	148
Certificate	
Last Sale Price	0.0000
Total Value	\$317,200.00
Land Value	\$307,700.00
Building Value	\$0.00
Detached Building Value	\$9,500.00
Acres	0.25
Prev Year Total Value	\$546,600.00

Find Abutters



# Resort Residential Zoning District

Layers

- Zoning (2024)
  - Large Wind Facility Overlay
  - Medium Wind Facility Overlay District
  - Seasonal Resort Community
  - Hotel Resort Districts
  - Scenic Corridors
  - Quivet Neck-Crowes Pasture Resrc Prot
- Dist
  - Residential 60
  - Residential 40
  - Resort Residential
  - Limited Business
  - Extensive Business
  - Dennisport Village Center Area A
  - Dennisport Village Center Area B
  - General Commercial I
  - General Commercial II
  - General Commercial III
  - Medium & Large Wind Facility Overlay
  - Industrial
  - West Dennis Village Center
  - Marine Open Space
  - Mixed Use Marine
  - Residential-Commercial
  - Village Center Support
  - West Dennis Village Center
- South Dennis Hist. Distr. (2024)
- Old King's Highway Hist. Distr. (2024)
- Elevation
- Base Maps
  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map



SimpliCITY by PeopleGIS

Map Info

18 State Plane, NAD 83 Mtr 314341, 824118

100 m 200 ft

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

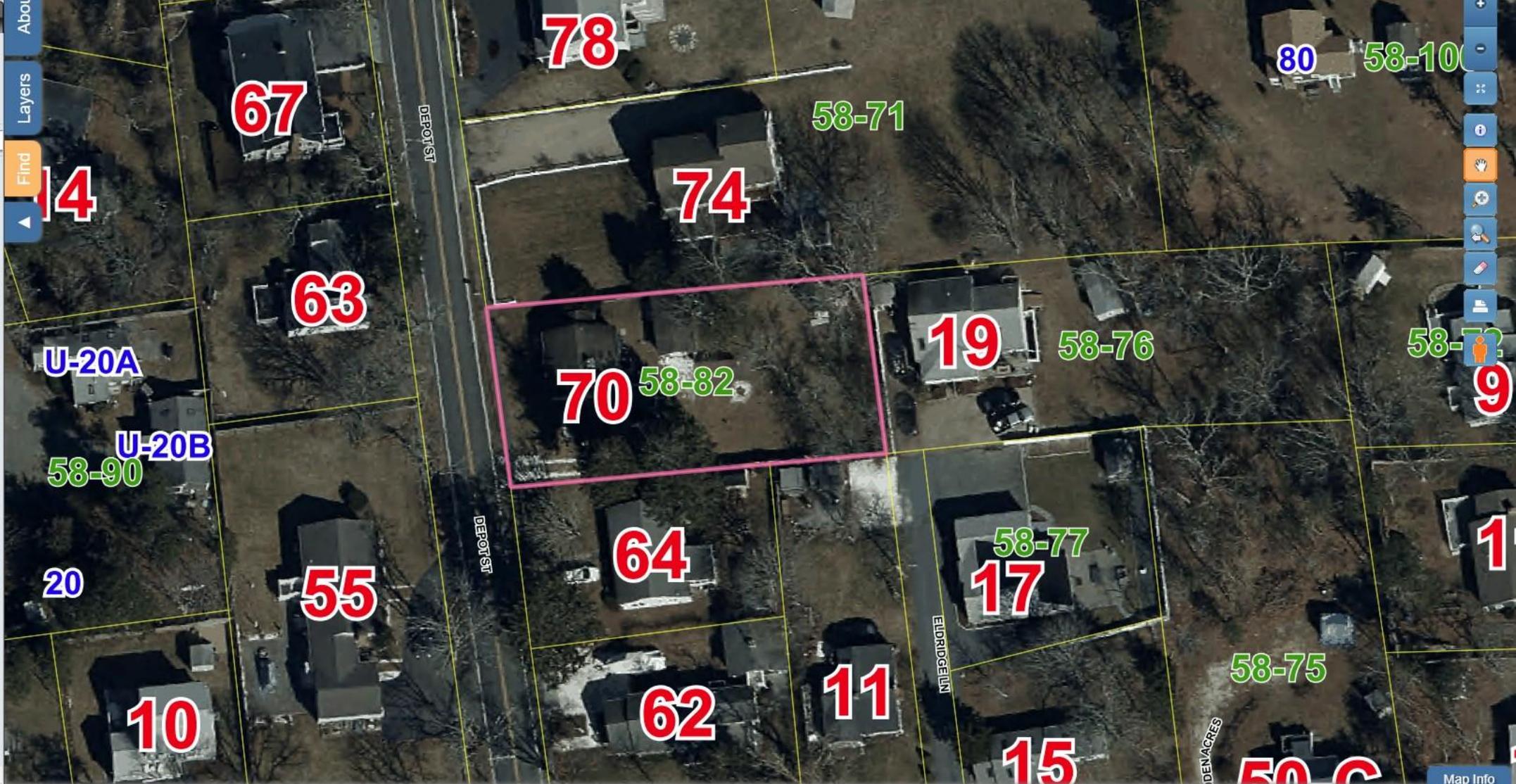
Results Summary

Parcels

Parcel ID	Address	Village	Owner
58-82-0	70 DEPOT STF	DP	SACCO MARK

Detail Information Zoom To

Key	4649
Fiscal Year	2026
Extension	0
Address	70 DEPOT STREET
Village	DP
Property Type	R
Owner	SACCO MARK V ET UX
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Owner Address	70 DEPOT STREET
Owner City	DENNISPORT
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State Class #	1010
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Acres	0.25
Prev Year Total Value	\$546,600.00
Property Card	<a href="#">PK Field Card</a>



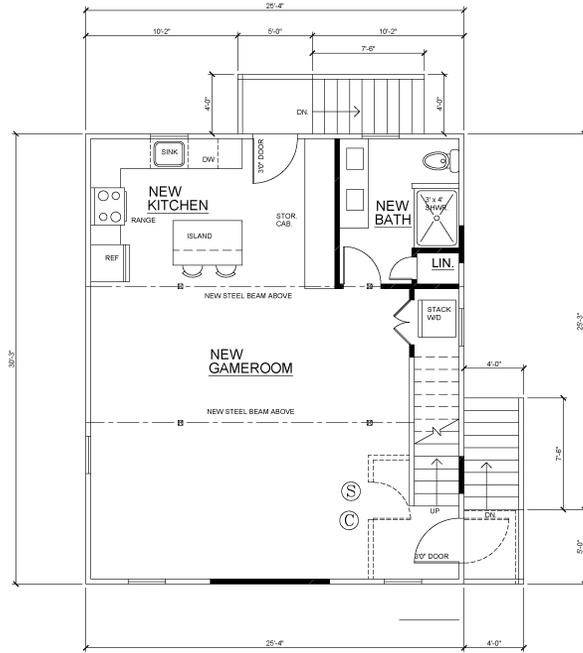






70 Depot St  
Dennis, Massachusetts  
View on Google Maps





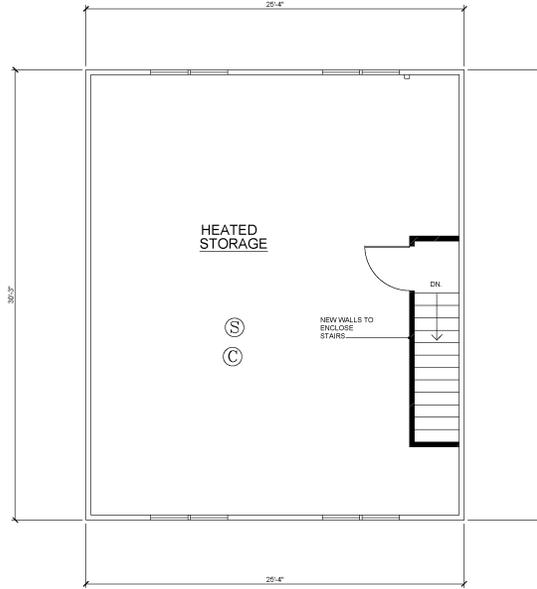
**BARN FIRST FLOOR PLAN**

- LEGEND:**
- EXISTING WALLS
  - - - CONSTRUCTION TO BE REMOVED
  - NEW CONSTRUCTION

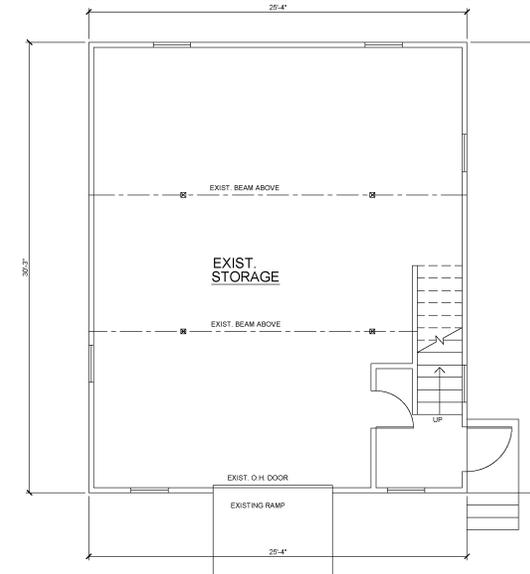
**AREA CALCULATIONS:**  
 FIRST FLOOR: 766 S.F.  
 SECOND FLOOR: 766 S.F.  
 TOTAL AREA: 1532 S.F.

- Ⓢ SMOKE DETECTOR
- Ⓒ CARBON MONOXIDE DETECTOR

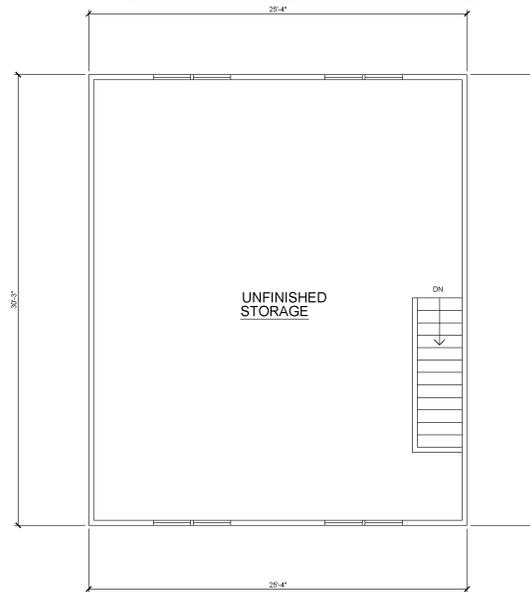
**PROPOSED**



**BARN SECOND FLOOR PLAN**



**BARN FIRST FLOOR PLAN**



**BARN SECOND FLOOR PLAN**

**EXISTING**

COTUIT BAY DESIGN, LLC  
 43 BREWSTER ROAD  
 MASHPEE, MA, 02649  
 PH. (508) 274-1186



**NEW ADDITION/REMODELING FOR:**  
**HOLBERG RESIDENCE**  
 71 OLD MAIN STREET DENNIS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY  
 OF THE SE DRAWINGS PRICE TO STAY OF  
 WILL BE RESPONSIBLE FOR THE CONTENT  
 COMMENCES WITHOUT NOTIFYING THE  
 THE SE DRAWINGS ARE SOLELY FOR THE USE  
 THE SE DRAWINGS REQUIRED THE VARIETY FOR  
 ARCHITECTURAL COPYRIGHT PROTECTION  
 ACT OF 1990.

**SCALE :**  
 1/4" = 1'-0"

**DATE :**  
 2/10/2025

**DRAWING NO. :**

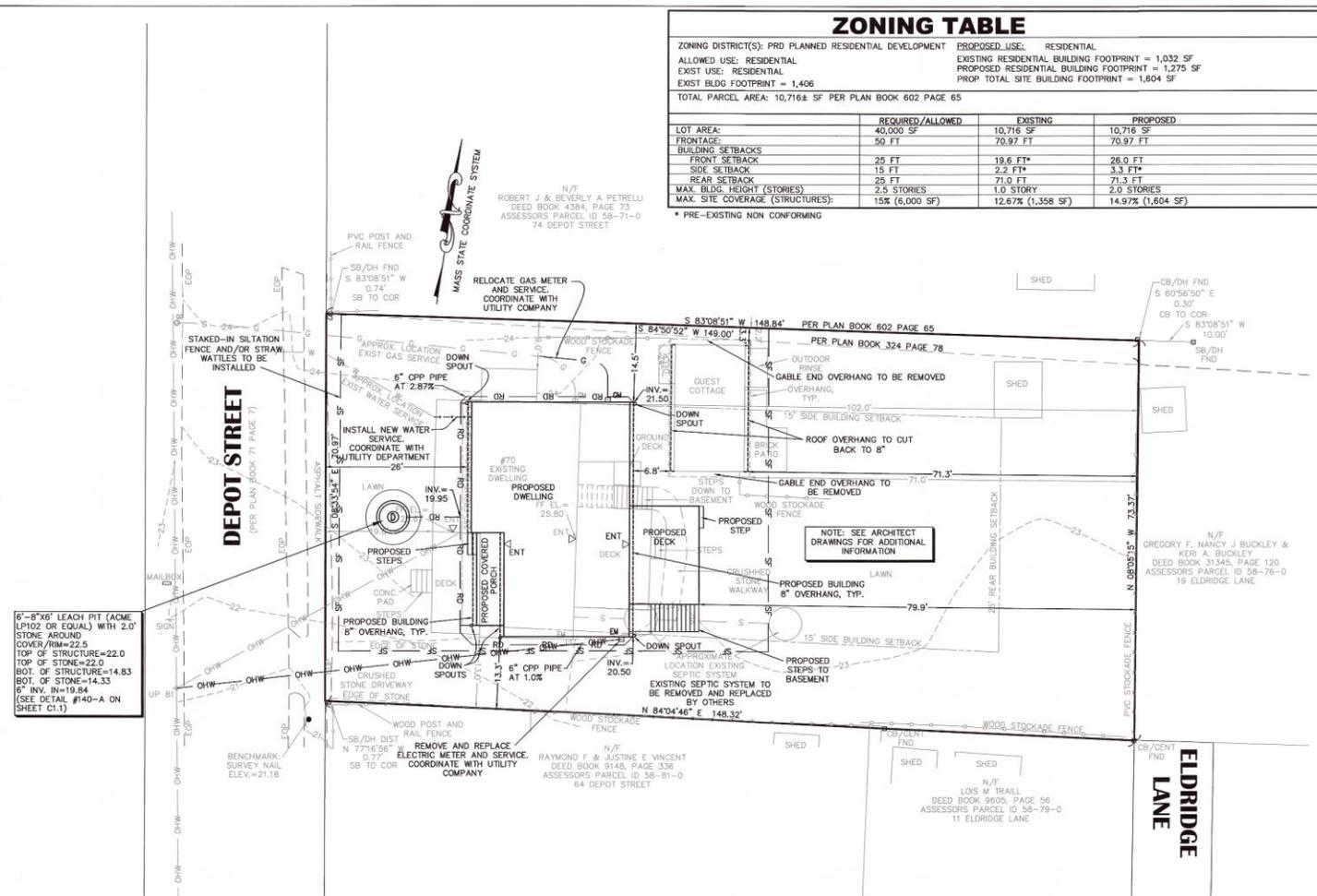
**A1**

# ZONING TABLE

ZONING DISTRICT(S): PRD PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED USE: RESIDENTIAL		
ALLOWED USE: RESIDENTIAL	EXISTING RESIDENTIAL BUILDING FOOTPRINT = 1,032 SF		
EXIST USE: RESIDENTIAL	PROPOSED RESIDENTIAL BUILDING FOOTPRINT = 1,275 SF		
EXIST BLDG FOOTPRINT = 1,406	PROP TOTAL SITE BUILDING FOOTPRINT = 1,604 SF		
TOTAL PARCEL AREA: 10,716.6 SF PER PLAN BOOK 602 PAGE 65			
	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA:	40,000 SF	10,716 SF	10,716 SF
FRONTAGE:	50 FT	70.97 FT	70.97 FT
BUILDING SETBACKS:			
FRONT SETBACK:	25 FT	19.6 FT*	26.0 FT
SIDE SETBACK:	15 FT	2.2 FT*	3.3 FT*
REAR SETBACK:	25 FT	71.9 FT	71.3 FT
MAX. BLDG. HEIGHT (STORIES):	2.5 STORIES	1.0 STORY	2.0 STORIES
MAX. SITE COVERAGE (STRUCTURES):	15% (6,000 SF)	12.67% (1,358 SF)	14.97% (1,604 SF)

\* PRE-EXISTING NON CONFORMING

N/F  
ROBERT J. & BEVERLY A. PETRELLI  
DEED BOOK 4384, PAGE 73  
ASSESSORS PARCEL ID 58-71-0  
74 DEPOT STREET



## STORMWATER CALCULATIONS

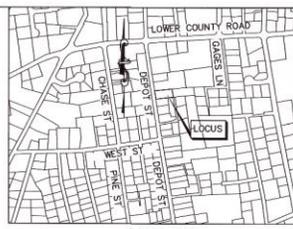
PROPOSED DWELLING  
REQUIRED STORAGE: 1,275 SF X 1/12' = 106 CF

LEACH PIT (ACME LPT102 OR EQUAL) WITH 2.0' STONE AROUND COVER (RM)=22.5  
TOP OF STRUCTURE=22.0  
BOT. OF STRUCTURE=14.83  
6" INV. IN=19.84  
(SEE DETAIL #140-A ON SHEET C1.1)

CONC. PAD  
FRS 3" STONE  
CRUSHED STONE DRIVEWAY  
EDGE OF STONE

WOOD POST AND RAIL FENCE  
REMOVE AND REPLACE ELECTRIC METER AND SERVICE, COORDINATE WITH UTILITY COMPANY

N/F  
RAYMOND F. & JUSTINE E. VINCENT  
DEED BOOK 9140, PAGE 336  
ASSESSORS PARCEL ID 58-91-0  
64 DEPOT STREET



LOCUS MAP  
Scale: 1"=500'

## MALLON LAND SURVEYING LLC.

Registered Professional Land Surveyors  
8 Commons Drive  
Carver, Massachusetts 02330  
Phone (508) 465-0285  
MALLONLANDSURVEYING@GMAIL.COM



CONSULTANT

CONSULTANT

PREPARED FOR:  
**Mark & Rosa Sacco**  
70 Depot Street  
Dennisport, MA 02639

PROJECT TITLE  
**70 Depot Street**  
Dennisport, MA 02639

DATE	REVISIONS PER TOWN COMMENTS
10/21/2024	
DATE	DESCRIPTION

## SITE PLAN

SHEET NO  
**C1.0**

DATE: DECEMBER 31, 2024

SCALE: 1"=10'

DRAWN BY: SDM CHECKED BY: SDM

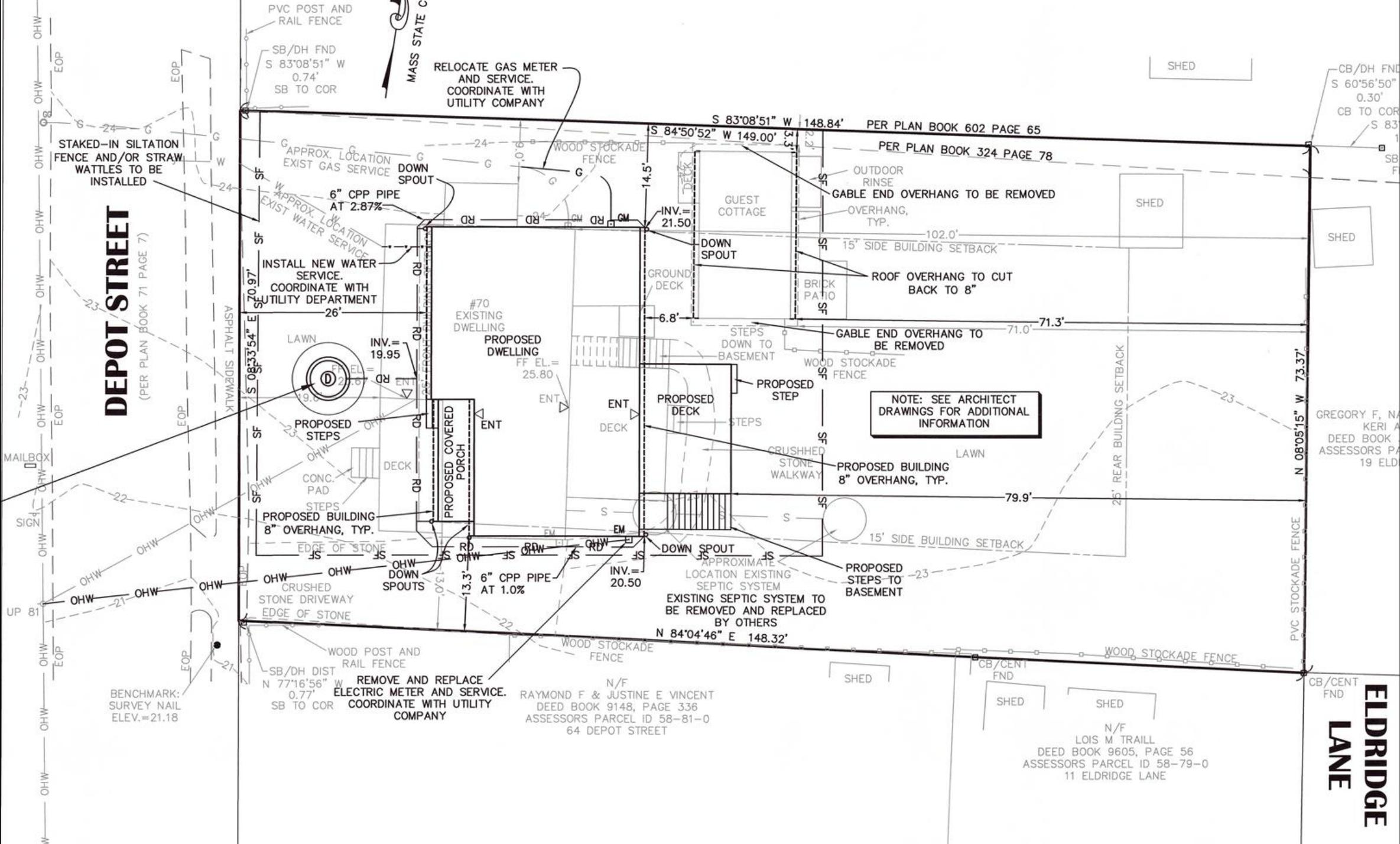
## GENERAL NOTES:

- THE INTENT OF THIS PLAN IS TO DETAIL EXISTING SITE CONDITIONS AT LOCUS.
- LOCUS AREA IS COMPRISED OF:  
PER CURRENT ASSESSOR'S RECORDS:  
OWNER: MARK V. & ROSA E. SACCO  
DEED BOOK 29064 PAGE 148  
RECORD PLAN BOOK 602 PAGE 65  
ASSESSOR'S PARCEL ID 58-82-0  
70 DEPOT STREET
- ZONING INFORMATION:  
ZONING DISTRICT: RESORT RESIDENTIAL  
CURRENT MINIMUM ZONING REQUIREMENTS:  
MIN. LOT AREA = 40,000 SF  
MIN. LOT FRONTAGE = 50'  
MIN. LOT WIDTH = 100'  
MIN. YARD SETBACKS: FRONT = 25', SIDE = 15', REAR = 25'  
MAXIMUM BUILDING HEIGHT = 2.5 STORIES  
MAXIMUM LOT COVERAGE (BUILDINGS) = 15%
- THE HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATES (NAD83, WA, MAINLAND 2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING JACOBS NETWORK. THE VERTICAL DATUM IS BASED ON NAVD83 (GEOID18) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING JACOBS NETWORK.
- A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENTS, TAXES, MORTGAGES, RIGHTS OF WAY, COVENANTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO MALLON LAND SURVEYING, LLC.
- THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MALLON LAND SURVEYING, LLC ON DECEMBER 3, 2024.
- BY OBTAINING PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHOWN) ON THE FIRM FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 250005 0092 J EFFECTIVE DATE JULY 16, 2014.
- ENVIRONMENTAL INFORMATION:  
PER MASS MAPPER GIS AS OF 12/6/2024:  
• SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).  
• SITE DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MASS MAPPER GIS PER INHSP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).  
• SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MASS MAPPER GIS PER INHSP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).  
• SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MASS MAPPER GIS PER INHSP "CERTIFIED VERNAL POOLS."  
• SITE DOES NOT APPEAR TO BE WITHIN A WETLAND RESOURCE AREA AS MAPPED ON MASS MAPPER SYSTEM.  
• SITE DOES NOT APPEAR TO BE WITHIN A STATE APPROVED ZONE 8 GROUNDWATER RECHARGE PROTECTION AREA.
- UTILITY INFORMATION SHOWN HEREIN:  
• THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE THE LOCATION OF ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREIN. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.  
• SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING INDICATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.  
UTILITIES NOTED HEREON ARE SHOWN BASED ON SOURCE INFORMATION, WHEN AVAILABLE (RECORD PLANS), AS OBTAINED FROM UTILITY COMPANIES AND/OR MUNICIPALITIES. LOCATIONS OF COMPLETED UTILITIES SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY.  
• EXISTING SEPTIC SYSTEM INFORMATION OBTAINED FROM SEPTIC SYSTEM INSPECTION REPORT BY PATRICK M. O'CONNELL, SEPTIC INSPECTION SERVICES CO., DATED OCTOBER 21, 2009 ON FILE AT BOARD OF HEALTH. SEPTIC SYSTEM COMPONENTS SHOWN PER AS-BUILT SKETCH ARE APPROXIMATE LOCATIONS ONLY. IF EXACT LOCATIONS ARE NEEDED, EXCAVATION MAY BE REQUIRED.  
• TOWN WATER SERVICE SHOWN ON THIS PLAN PER DIG SAFE MARKS.  
• GAS SERVICE SHOWN ON PLAN PER DIG SAFE MARKS.  
• ELECTRIC LINE SHOWN ON THIS PLAN WAS FIELD LOCATED INDICATING OVERHEAD SERVICE SERVICE DISCONNECTED AS OF DATE OF SURVEY, DECEMBER 3, 2024.

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

# DEPOT STREET

(PER PLAN BOOK 71 PAGE 7)



RELOCATE GAS METER AND SERVICE. COORDINATE WITH UTILITY COMPANY

PVC POST AND RAIL FENCE  
SB/DH FND S 83°08'51" W 0.74' SB TO COR

STAKED-IN SILTATION FENCE AND/OR STRAW WATTLES TO BE INSTALLED

APPROX. LOCATION EXIST GAS SERVICE  
6" CPP PIPE AT 2.87%

APPROX. LOCATION EXIST WATER SERVICE  
INSTALL NEW WATER SERVICE. COORDINATE WITH UTILITY DEPARTMENT

PROP. EL. = 19.95  
PROP. EL. = 20.6

PROPOSED STEPS

PROPOSED BUILDING 8" OVERHANG, TYP.

CONC. PAD

CRUSHED STONE DRIVEWAY

EDGE OF STONE

OHW DOWN SPOUTS

WOOD POST AND RAIL FENCE  
SB/DH DIST N 77°16'56" W 0.77' SB TO COR

REMOVE AND REPLACE ELECTRIC METER AND SERVICE. COORDINATE WITH UTILITY COMPANY

RELOCATE GAS METER AND SERVICE. COORDINATE WITH UTILITY COMPANY

WOOD STOCKADE FENCE

DOWN SPOUT

GROUND DECK

STEPS DOWN TO BASEMENT

WOOD STOCKADE FENCE

PROPOSED DECK

CRUSHED STONE WALKWAY

DOWN SPOUT

APPROXIMATE LOCATION EXISTING SEPTIC SYSTEM  
EXISTING SEPTIC SYSTEM TO BE REMOVED AND REPLACED BY OTHERS

WOOD STOCKADE FENCE

WOOD STOCKADE FENCE

S 84°50'52" W 149.00'

INV. = 21.50

DOWN SPOUT

BRICK PATIO

ROOF OVERHANG TO CUT BACK TO 8"

GABLE END OVERHANG TO BE REMOVED

PROPOSED STEP

PROPOSED BUILDING 8" OVERHANG, TYP.

DOWN SPOUT

INV. = 20.50

N 84°04'46" E 148.32'

N/F RAYMOND F. & JUSTINE E. VINCENT DEED BOOK 9148, PAGE 336 ASSESSORS PARCEL ID 58-81-0 64 DEPOT STREET

S 83°08'51" W 148.84'

PER PLAN BOOK 324 PAGE 78

OUTDOOR RINSE  
GABLE END OVERHANG TO BE REMOVED  
OVERHANG, TYP.

15' SIDE BUILDING SETBACK

ROOF OVERHANG TO CUT BACK TO 8"

GABLE END OVERHANG TO BE REMOVED

PROPOSED BUILDING 8" OVERHANG, TYP.

DOWN SPOUT

15' SIDE BUILDING SETBACK

PROPOSED STEPS TO BASEMENT

WOOD STOCKADE FENCE

WOOD STOCKADE FENCE

NOTE: SEE ARCHITECT DRAWINGS FOR ADDITIONAL INFORMATION

S 83°08'51" W 148.84'

PER PLAN BOOK 602 PAGE 65

OUTDOOR RINSE  
GABLE END OVERHANG TO BE REMOVED  
OVERHANG, TYP.

15' SIDE BUILDING SETBACK

ROOF OVERHANG TO CUT BACK TO 8"

GABLE END OVERHANG TO BE REMOVED

PROPOSED BUILDING 8" OVERHANG, TYP.

DOWN SPOUT

15' SIDE BUILDING SETBACK

PROPOSED STEPS TO BASEMENT

WOOD STOCKADE FENCE

WOOD STOCKADE FENCE

N/F LOIS M. TRILL DEED BOOK 9605, PAGE 56 ASSESSORS PARCEL ID 58-79-0 11 ELDRIDGE LANE

SHED

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GREGORY F. NADEAU & KERI A. DEED BOOK 9605, PAGE 56 ASSESSORS PARCEL ID 58-79-0 19 ELDRIDGE LANE

SHED

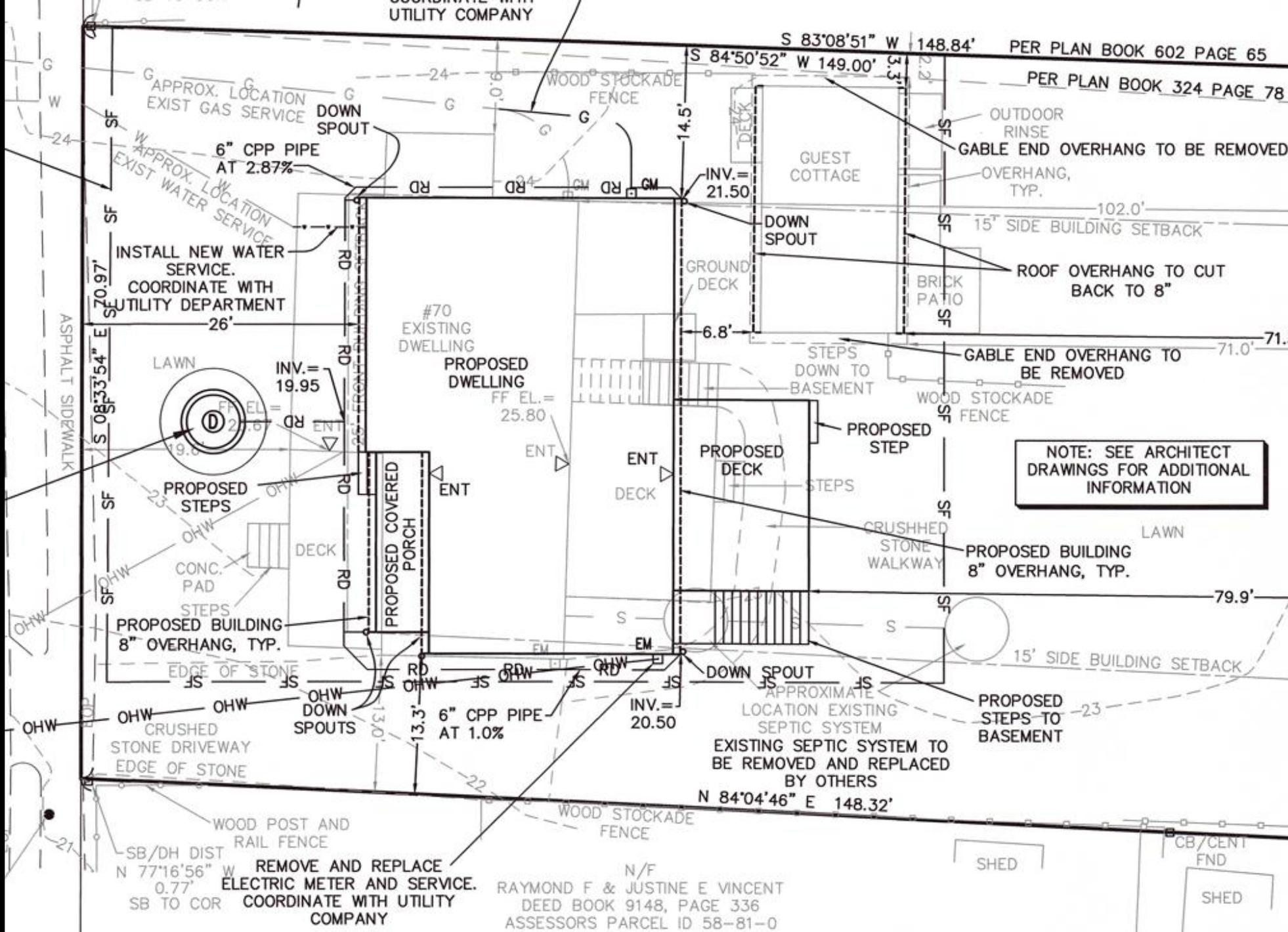
SHED

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# ELDRIDGE LANE

N/F LOIS M. TRILL DEED BOOK 9605, PAGE 56 ASSESSORS PARCEL ID 58-79-0 11 ELDRIDGE LANE



NOTE: SEE ARCHITECT DRAWINGS FOR ADDITIONAL INFORMATION

APPROX. LOCATION EXIST GAS SERVICE

APPROX. LOCATION EXIST WATER SERVICE

INSTALL NEW WATER SERVICE. COORDINATE WITH UTILITY DEPARTMENT



PROPOSED STEPS

CONC. PAD

PROPOSED BUILDING 8" OVERHANG, TYP.

CRUSHED STONE DRIVEWAY

EDGE OF STONE

WOOD POST AND RAIL FENCE

#70 EXISTING DWELLING

PROPOSED DWELLING

PROPOSED COVERED PORCH

DECK

PROPOSED STEPS

DOWN SPOUTS

6" CPP PIPE AT 1.0%

WOOD STOCKADE FENCE

WOOD STOCKADE FENCE

INV. = 21.50

GROUND DECK

DOWN SPOUT

STEPS DOWN TO BASEMENT

PROPOSED DECK

DECK

STEPS

DOWN SPOUT

INV. = 20.50

APPROXIMATE LOCATION EXISTING SEPTIC SYSTEM

EXISTING SEPTIC SYSTEM TO BE REMOVED AND REPLACED BY OTHERS

WOOD STOCKADE FENCE

GUEST COTTAGE

DOWN SPOUT

BRICK PATIO

STEPS DOWN TO BASEMENT

PROPOSED STEP

CRUSHED STONE WALKWAY

PROPOSED BUILDING 8" OVERHANG, TYP.

PROPOSED STEPS TO BASEMENT

DOWN SPOUT

APPROXIMATE LOCATION EXISTING SEPTIC SYSTEM

EXISTING SEPTIC SYSTEM TO BE REMOVED AND REPLACED BY OTHERS

WOOD STOCKADE FENCE

OUTDOOR RINSE

GABLE END OVERHANG TO BE REMOVED

OVERHANG, TYP.

15" SIDE BUILDING SETBACK

ROOF OVERHANG TO CUT BACK TO 8"

GABLE END OVERHANG TO BE REMOVED

WOOD STOCKADE FENCE

PROPOSED BUILDING 8" OVERHANG, TYP.

15' SIDE BUILDING SETBACK

PROPOSED STEPS TO BASEMENT

CRUSHED STONE DRIVEWAY

EDGE OF STONE

WOOD POST AND RAIL FENCE

102.0'

71.0'

71.0'

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# ZONING TABLE

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ALLOWED USE: RESIDENTIAL

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EXIST USE: RESIDENTIAL

PROPOSED RESIDENTIAL BUILDING FOOTPRINT = 1,275 SF

EXIST BLDG FOOTPRINT = 1,406

PROP TOTAL SITE BUILDING FOOTPRINT = 1,604 SF

TOTAL PARCEL AREA: 10,716± SF PER PLAN BOOK 602 PAGE 65

	REQUIRED/ALLOWED	EXISTING	PROPOSED
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MAX. SITE COVERAGE (STRUCTURES):	15% (6,000 SF)	12.67% (1,358 SF)	14.97% (1,604 SF)

\* PRE-EXISTING NON CONFORMING

## STORMWATER CALCULATIONS

PROPOSED DWELLING

REQUIRED STORAGE: 1,275 SF X 1/12' = 106 CF

LEACH PIT (DRY WELL):

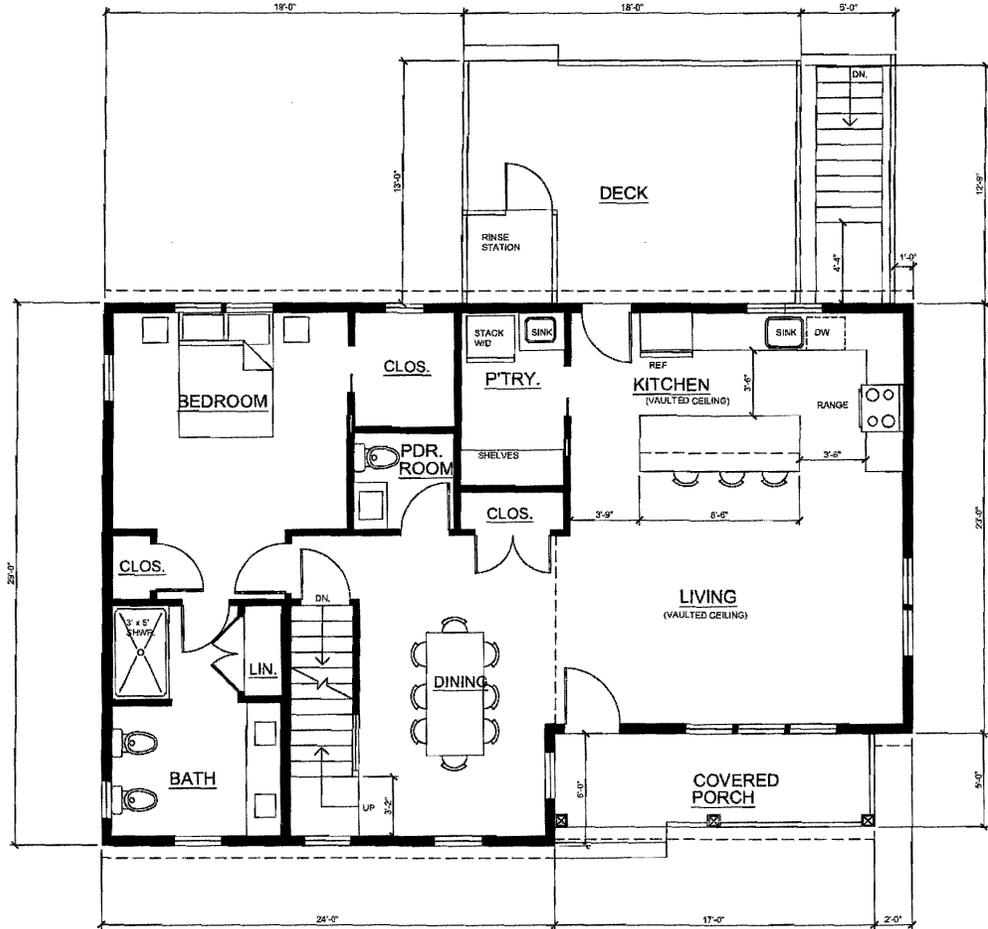
2.75' X 2.75' X 3.14 X 4' = 95 CF

STONE:

(5'X5' X 3.14 X 7.17') - 95 CF X .4 = 187 CF

TOTAL STORAGE = 282 CF > 106 CF (OK)

PRELIMINARY DRAWING  
FOR DESIGN REVIEW



**FIRST FLOOR PLAN**

FIRST FLOOR	1133 S.F.
SECOND FLOOR	684 S.F.
TOTAL TO WALLS	1883 S.F.
REAR DECK	234 S.F.

EXISTING LOT AREA	10716 S.F.
15% MAXIMUM ALLOWABLE AREA	1607 S.F.
EXISTING COTTAGE W/ 12" SOFFITS	326 S.F.
NEW HOUSE W/ 8" SOFFITS	1189 S.F.
COVERED PORCH W/ 8" SOFFITS	85 S.F.
TOTAL NEW FOOTPRINT	1600 S.F. (14.93%)

**COTUIT BAY DESIGN, LLC**  
43 BREWSTER ROAD  
MASHPEE, MA. 02649  
PH. (508) 274-1166

**NEW HOUSE FOR:  
SACCO RESIDENCE  
70 DEPOT STREET DENNISPORT, MA**

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENT IN THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHIN 90 DAYS OF THE CUSTOMER OR ANY SURETY ON OMISSIONS. THESE DRAWINGS ARE SUBJECT FOR THE USE OF THE OWNER HEREIN. ANY OTHER USE OF THESE DRAWINGS INCLUDES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1980.

SCALE :  
1/4" = 1'-0"  
DATE :  
1/20/2025

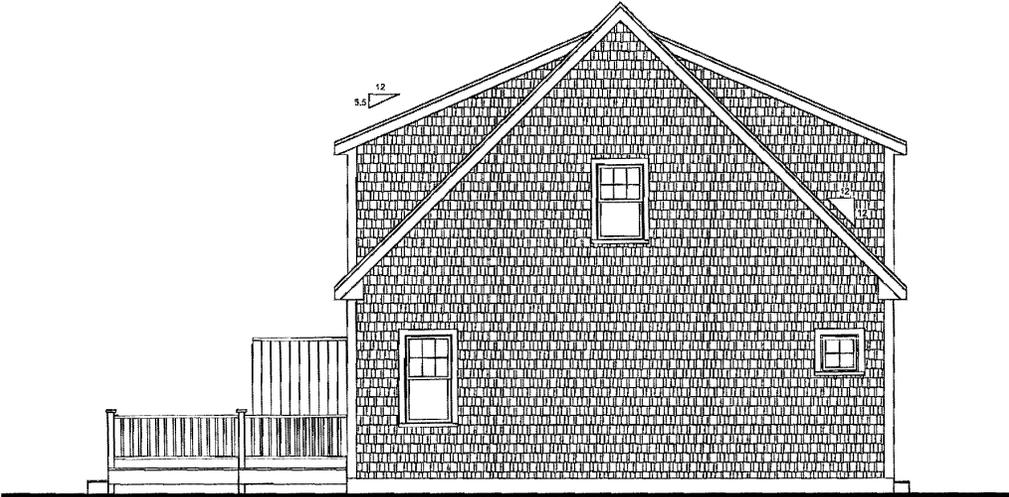
DRAWING NO. :  
**A1**



PRELIMINARY DRAWING  
FOR DESIGN REVIEW



FRONT ELEVATION



LEFT ELEVATION



**COTUIT BAY DESIGN, LLC**  
43 BREWSTER ROAD  
MASHPEE, MA. 02649  
PH. (508) 274-1166

**NEW HOUSE FOR:**  
**SACCO RESIDENCE**  
**70 DEPOT STREET DENNISPORT, MA**

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENTS OF THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER HEREON. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

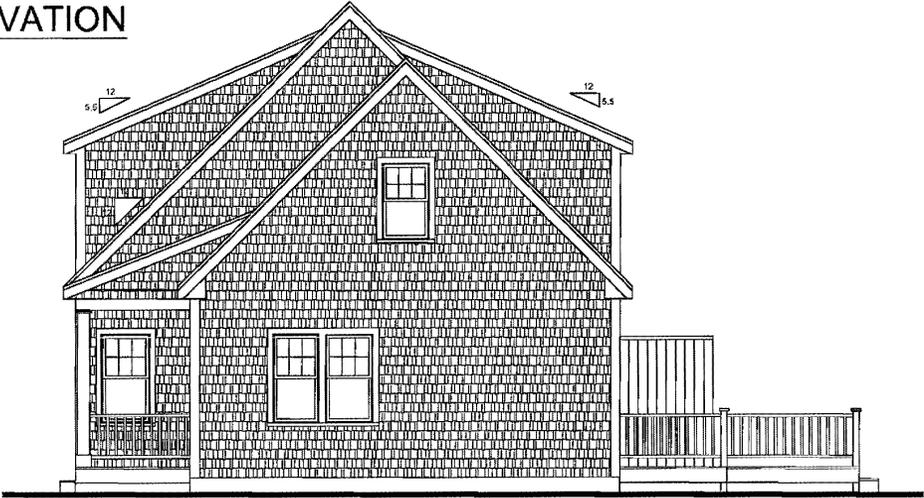
SCALE :  
1/4" = 1'-0"  
DATE :  
1/20/2025

DRAWING NO. :  
**A3**

PRELIMINARY DRAWING  
FOR DESIGN REVIEW



REAR ELEVATION



RIGHT ELEVATION



**COTUIT BAY DESIGN, LLC**  
43 BREWSTER ROAD  
MASHPEE, MA. 02649  
PH. (508) 274-1166

**NEW HOUSE FOR:**  
**SACCO RESIDENCE**  
70 DEPOT STREET DENNISPORT, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY  
OWNER OR CONTRACTOR AND FOUND ON  
THESE DRAWINGS PRIOR TO START OF  
CONSTRUCTION. THE BUILDING CONTRACTOR  
WILL BE RESPONSIBLE FOR THE CONTENT  
OF THESE DRAWINGS IF CONSTRUCTION  
COMMENCES WITHOUT NOTIFYING THE  
DESIGNER OF ANY ERRORS OR OMISSIONS.  
THESE DRAWINGS ARE SOLELY FOR THE USE  
OF THE OWNER NOTED. ANY OTHER USE OF  
THESE DRAWINGS REQUIRES THE WRITTEN  
CONSENT OF THE DESIGNER UNDER THE  
ARCHITECTURAL COPYRIGHT PROTECTION  
ACT OF 1990.

**SCALE :**  
1/4" = 1'-0"

**DATE :**  
1/20/2025

**DRAWING NO. :**

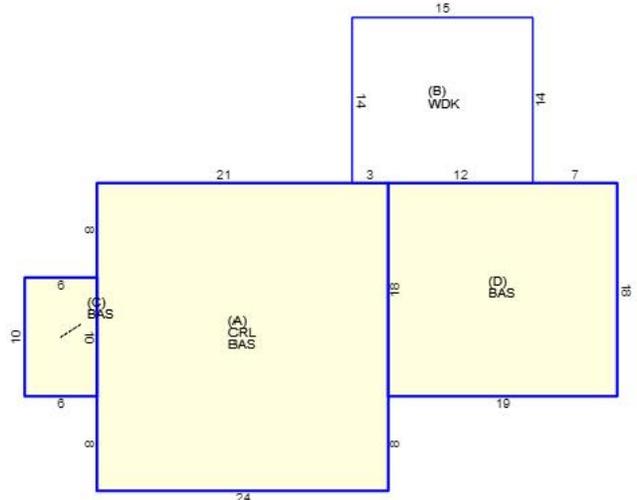
**A4**

Key: 4649

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 4,904

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card							
SACCO MARK V ET UX		58-82-0		70 DEPOT STREET DP		1010	100	SINGLE FAMILY		1		1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
SACCO MARK V ET UX		SACCO MARK V ET UX		12/07/2010	A	25064-148				72	ABATEMENT RE		07/02/2024	JR	0	0			
SACCO ROSAE		SACCO MARK V		11/27/2009	QS	220,000	24197-125			25	RENTAL PERMI		06/03/2021		0	0			
70 DEPOT STREET		FEDELE MARJORIE A		02/24/2009	F		23474-53	1645-2020		3	ALTERATIONS	25,000	03/15/2021		0	100			
DENNISPORT, MA 02639										25	RENTAL PERMI		06/15/2020		0	0			
										77	CYCLICAL REV		06/26/2019		0	0			
CD	T	ACRES/SF	Nbhd	FEMA	Infl1	ADJ BASE	SAF	Infl2	Lpi	Chgt	CREDIT AMT	ADJ VALUE							
100	A	0.246	06	1.00	R	1.00	1	1.00	516,800	2.42	1	1.00	R08	2.00			307,720		
TOTAL		10,716 SF	FY 2007 NEW PLAN 602/65 CORR AC		Photo Date		07/01/2024	BLDG #		1									
Nbhd	NANT SOUND																		
FEMA	OLD PK CODE																		
Infl1	AVERAGE																		
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD												
SHF	A	1.00	G 0.90	8X12		96	23.00	2,000											
DGF	A	1.00	A 0.75	24 X12		288	34.94	7,500											
YrBlt		1940	NET AREA		1,026														
COST MODEL		CURRENT	PREVIOUS																
SINGLE FAMILY		TAXABLE	TAXABLE																
MST=VENTING ONLY, EXTERIOR IS SUPERIOR TO INTERIOR		BLDG	ADJ	DESC	LAND	307,700	295,900												
		STYLE	1.86	RANCH [100%]	BUILD.	0	241,600												
		QUALITY	0.95	AVE-LOW+ [100%]	DETACH	9,500	9,100												
		FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0												
		TOTAL			TOTAL	317,200	546,600												
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	vwVallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD		
1		1940	1990 / 33	1.000	1.860	6/26/2019	KT	5/5/2009	APK	8/17/2020	DBW	8.0	1.00	1,026	1.050	\$351.11	360,237	0	
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	360,237		
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	+	BAS	L	BASE AREA	1,026	1940	295.60	303,287	CONDITION ELEM CD			
ROOMS		5	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	A	CRL	N	CRL	624		54.08	33,743	EXTERIOR			
BEDROOMS		2	1.00	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	210		61.45	12,904	INTERIOR			
BATHROOMS		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	ODS	O	O	OUT DOOR SHOWER	1		4,603.10	4,603	KITCHEN			
FIXTURES		4	\$6,000	FLOOR COVER	1	HARDWOOD	1.00									BATHS			
RES UNIT CNT		1	1.00	INT. FINISH	2	DRYWALL	1.00									HVAC/ELEC			
				HEATING/COOLING	1	FORCED AIR	1.00												
				FUEL SOURCE	2	GAS	1.00												
				SEASONAL	99	NO (YEAR ROUND)	1.00												
				PRIVATE ROAD	1	NO	1.00												
				HISTORIC DST	1	NO	1.00												
				GENERATOR	2	NO	1.00												
				USE			1.00												
EFF. YR/AGE		1990 / 33																	
COND		26 26 %																	
FUNC		99 Gas explosion																	
ECON		0																	
DEPR		100 % GD																	
RCNLD		\$0																	





## SUBMITTAL SUMMARY REPORT (DEMO-030292-2024) FOR TOWN OF DENNIS

PERMIT ADDRESS: 70 DEPOT STREET DP  
DENNIS PORT, MA 02639

PARCEL: 058\_082

APPLICATION DATE: 10/25/2024

SQUARE FEET: 1,050

DESCRIPTION: Disposal of home following a gas explosion. Complete Permit application for rebuild required.

EXPIRATION DATE:

VALUATION: \$8,500.00

### CONTACTS

	NAME	COMPANY	ADDRESS
Applicant	Mark Sacco	Mark Sacco	70 Depot St Dennisport, MA 02639
Owner	Mark Sacco	Mark Sacco	70 Depot St Dennisport, MA 02639

### SUBMITTAL

	STARTED	DUE	COMPLETE	STATUS
Building Review v.1	10/25/2024	11/15/2024	01/10/2025	Denied
Building Review v.2				Not Received

### SUBMITTAL DETAILS

#### Building Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building)	John Mushinsky	11/15/2024	11/12/2024	Complete
Zoning (Building)	Paul Fowler	10/25/2024	01/10/2025	Requires Re-submit

*\* Requires ZBA special Permit*