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Town of Dennis  
**Zoning Board of Appeals**  
Public Meeting Notice February 24, 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 February 24, 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) **79 LAWRENCE ROAD - SP:** Michael Ryan, 12 Emerson Way, Salem, New Hampshire (03079) is seeking a Special Permit for a slight increase in lot coverage where the current structure exceeds lot coverage. Located on a property in the R-40 Zoning District at 79 Lawrence Road Dennis (Assessor's Map 53, Parcel 27).
- 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).
- 3) **91 Depot St Unit # 14 - VAR/SP:** Terry Brennan, 91 Depot St, P.O. Box 1464; Condo 14, 2<sup>nd</sup> Floor, Dennisport MA 02639, C/O Paul Tardif of Law Offices of Paul R. Tardif is seeking a Variance to add a second floor second means of egress for an increase in the footprint of a non-conforming structure that does not comply with setbacks and will extend lot coverage. Located on a property in the Resort Residential (RR) Zoning District at 91 Depot St. Dennisport MA (Assessor's Map 58, Parcel 49-14).
- 4) **4 SPADONI WAY - SP:** Thomas W. Buckley, 34 Mitchell Lane, Braintree, MA (02184) C/O Law Offices of Singer & Singer, 26 Upper County Road, P.O. Box 67, Dennisport, MA 02639 is seeking a Special Permit to amend a previously approved decision for the voluntary demolition and reconstruction of a non-conforming structure on a non-conforming lot to amend the ZBA Decision (SP-024656-2023) by eliminating Condition #9 of the Decision that stipulates that the applicant shall obtain approval from the Dennis Planning Board to rescind the unbuilt segment of the "private way" on the property. Located on a property in the R-40 Zoning District and part of Old Kings Highway Historic within the AE Flood Zone at 4 Spadoni Way, Dennis, MA 02638 (Assessor's Map 322 Lot 19).



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- 5) **71 Old Main Street - SP:** Joseph & Jessica Holberg, 947 North Marion Street, Oak Park, IL (60302) C/O Jonathan Polloni of Senie Law Offices are seeking a Special Permit to renovate a pre-existing nonconforming structure (barn) that does not comply with setbacks and convert it to living space on a non-conforming lot. Located in the R-40 Zoning District within the South Dennis Historic District at 71 Old Main Street, West Dennis, MA (02670) (Assessor's Map 82, Parcel 7). **(Continued from December 2024)**
  
- 6) **55 Lower County Road U-11 - SP:** John and Susan Lovett c/o Alexander Ranney of Ranney Building & Design, Inc. 239 Scudder Avenue, Hyannis, MA (02601) are seeking a Special Permit for the proposed expansion of a non-conforming structure within a cottage colony. Located on a property in the R-40 Zoning District at 55 Lower County Road U-3 West Dennis (Assessor's Map 13 Lot 58-11).
  
- 7) **36 DEPOT STREET - SP: *To be continued to March 24 at Applicants Request.*** 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).

**2. 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.*