

**4 Spadoni Way Special Permit:** Thomas W. Buckley, 34 Mitchell Lane, Braintree, MA (02184) C/O Bonney Mossey of the Law Offices of Singer and Singer, 26 Upper County Road, P.O. Box 67, Dennisport, MA (02639) is seeking a Special Permit to raze a one-story, single-family dwelling and replace it with a 2.5 story single-family dwelling elevated to meet flood plain regulations and centering it on the lot. The proposal is a voluntary demolition and replacement of a nonconforming structure on a non-conforming lot requiring a Special Permit. The property is located in the R-40 Zoning District at 4 Spadoni Way, Dennis, MA (Assessor's Map 322 Parcel 19).

Request to Remove Condition #9 of 2024 Special Permit

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

**Results Summary**

**Parcels**

Parcel ID	Address	Village	Owner
322-19-0	4 SPADONI W.	DE	T & A BUCKLEY

**Detail Information** Zoom To

CAMA ID	322-19-0
MapPar	322-19
Key	13104
Fiscal Year	2025
Extension	0
Address	4 SPADONI WAY
Village	DE
Property Type	R
Owner	T & A BUCKLEY IRREV TRUST
Co-Owner	BUCKLEY THOMAS W (TTEE)
Owner Address	34 MITCHELLE LANE
Owner City	BRAINTREE
Owner State	MA
Owner Zip	02184
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/26/23 00:00:00
Book	35611
Page	77
Certificate	
Last Sale Price	1.0000
Total Value	\$757,600.00
Land Value	\$672,700.00
Building Value	\$83,600.00
Detached Building Value	\$1,300.00
Acres	0.09
Prev Year Total Value	\$598,500.00
Property Card	<a href="#">PK Field Card</a>

Find Abutters

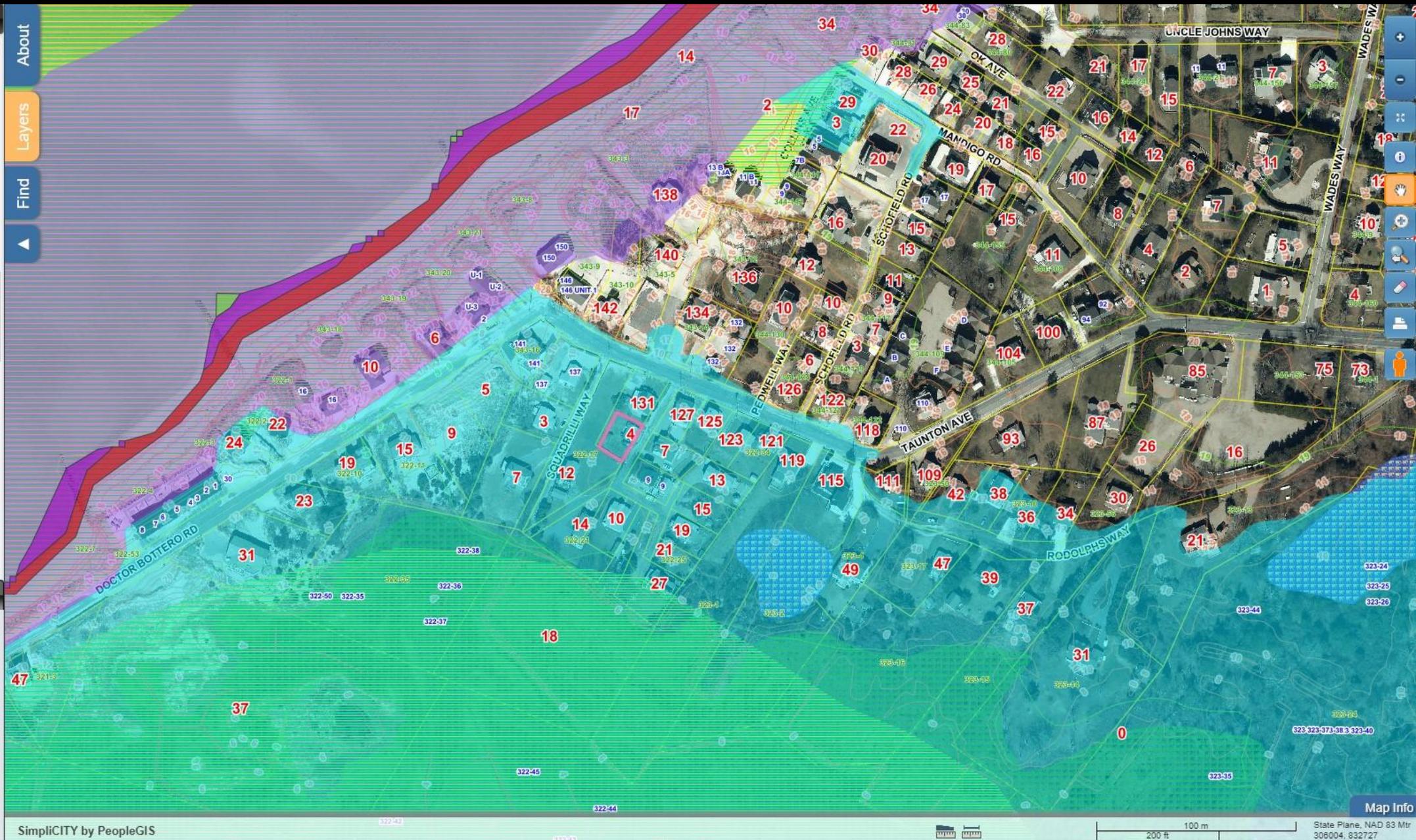
About

Layers

Find



- Layers
  - Driveway Paveu
  - Hurricane SLOSH
    - Category 1
    - Category 2
    - Category 3
  - FEMA Flood Zones
    - FEMA Flood Zone 2014 - 0.2%
      - 0.2% Chance
    - FEMA Flood Zone 2014 - AE
      - AE
    - FEMA Flood Zone 2014 - VE
      - VE
  - Voting Precincts
    - Voting Precincts 2020 - Labels
    - Voting Precincts 2020
      - 1
      - 2
      - 3
      - 4
      - 5
  - Zoning
    - Zoning
      - 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
  - 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

State Plane, NAD 83 Mtr  
306004; 832727

Layers

- Driveway Paved
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- FEMA Flood Zones
  - FEMA Flood Zone 2014 - 0.2%
    - 0.2% Chance
  - FEMA Flood Zone 2014 - AE
    - AE
  - FEMA Flood Zone 2014 - VE
    - VE
- Voting Precincts
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - 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
- 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

- About
- Layers
- Find



SimpliCITY by PeopleGIS

- Layers
  - Driveway Paveu
  - Hurricane SLOSH
    - Category 1
    - Category 2
    - Category 3
  - FEMA Flood Zones
    - FEMA Flood Zone 2014 - 0.2%
      - 0.2% Chance
    - FEMA Flood Zone 2014 - AE
      - AE
    - FEMA Flood Zone 2014 - VE
      - VE
  - Voting Precincts
    - Voting Precincts 2020 - Labels
    - Voting Precincts 2020
      - 1
      - 2
      - 3
      - 4
      - 5
  - Zoning
    - Zoning
      - 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
- 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



About  
Layers  
Find

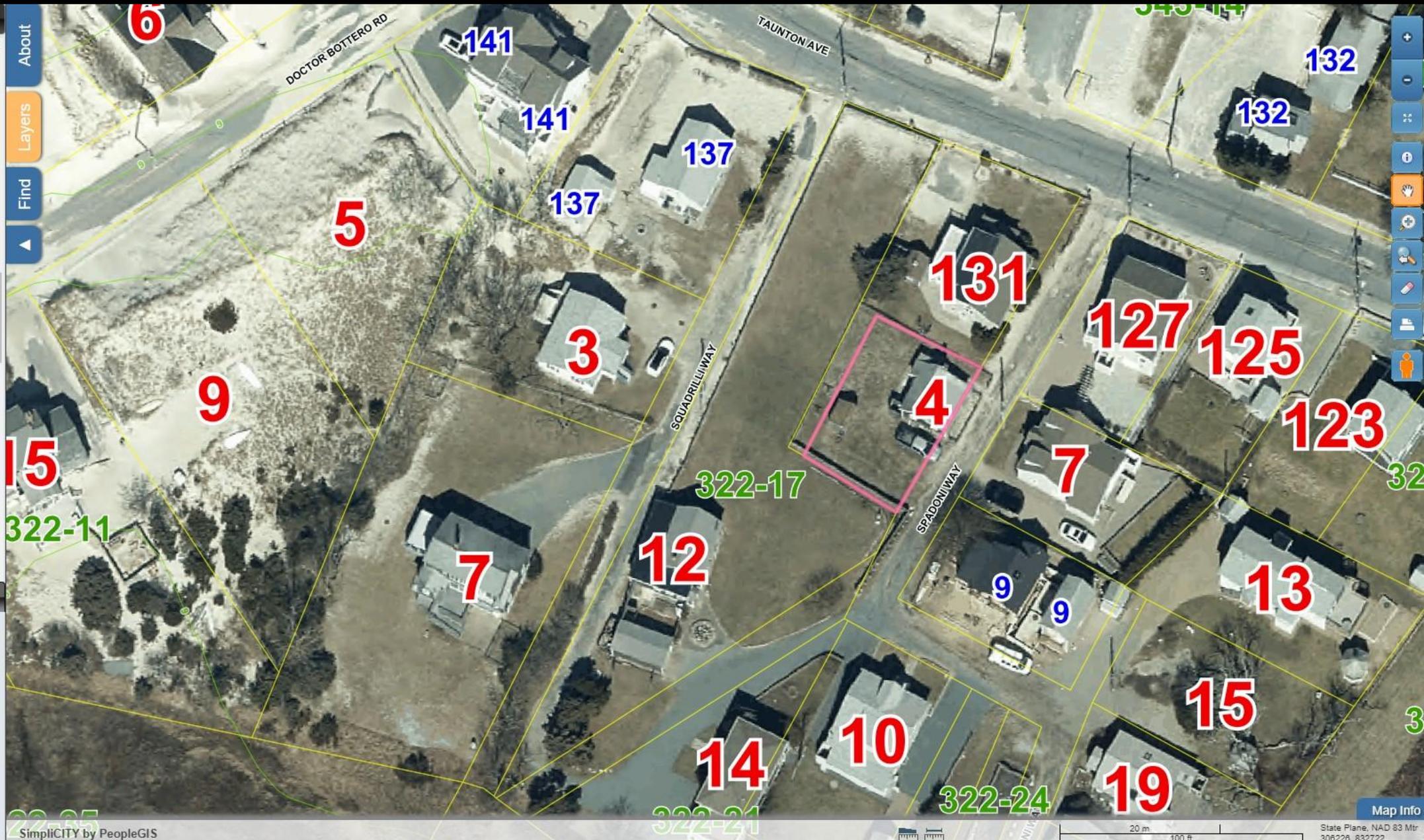
Map navigation controls including zoom in (+), zoom out (-), home, search, and other interactive tools.

**Layers**

- Driveway Pavement
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- FEMA Flood Zones
  - FEMA Flood Zone 2014 - 0.2%
    - 0.2% Chance
  - FEMA Flood Zone 2014 - AE
    - AE
  - FEMA Flood Zone 2014 - VE
    - VE
- Voting Precincts
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - 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

**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





Layers

Find



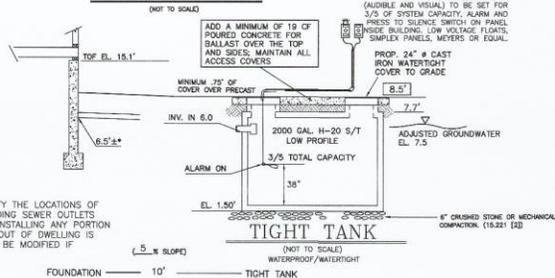
LEGEND	
99	EXISTING CONTOUR
X 88.7	EXIST. SPOT ELEV.
[98.4]	PROPOSED CONTOUR
(98.4)	PROPOSED SPOT EL.
TH	TEST HOLE
35	SLOPE OF GROUND
UT	UTILITY POLE
FW	FIREF HYDRANT

NOTE: NOT ALL DIMENSIONS MAY APPEAR IN DRAWING

**BUOYANCY CALCS:**  
 11-20 2000 GAL. LOW PROFILE ST WEIGHTS 31,250 LBS  
 PER ACME-SHOREY CO. SPECS  
 $7' \times 13' \times 6.0 \times 62.4 = 34,070$  LBS UPLIFT  
 - ADDITIONAL POURED CONCRETE BALLAST IS REQUIRED  
 $(34,070 \text{ LBS} - 31,250 \text{ LBS}) = 2820 \text{ LBS}$  @ 150LBS/CF  
 = 18.8 CF REQUIRED  
 ADD 19 CF OF CONCRETE BALLAST

\*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM. INVERT OUT OF DWELLING IS APPROXIMATE. PLUMBING TO BE MODIFIED IF NECESSARY.

### SYSTEM PROFILE



### SYSTEM DESIGN:

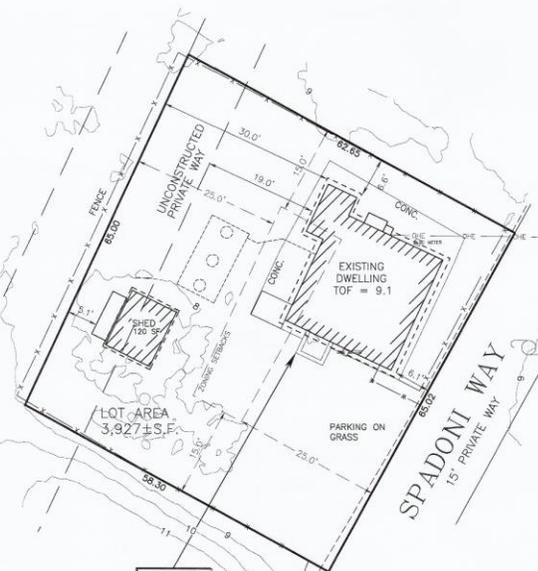
GARBAGE DISPOSER IS NOT ALLOWED  
 DESIGN FLOW: 2 BEDROOMS @ 110 GPD = 220 GPD  
 USE A 220 GPD DESIGN FLOW  
 TIGHT TANK: 220 GPD (5) = 1100  
 MIN. 2000 GAL TIGHT TANK CAPACITY REQUIRED  
 USE (1) H-20 2000 GAL TIGHT TANK

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BOARD OF HEALTH \_\_\_\_\_ MA

### ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT			
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	3,927 S.F.±	3,927 S.F.±
MIN. LOT FRONTAGE	50'	65.02'	65.02'
MIN. LOT WIDTH	100'	65'	65'
MIN. FRONT SETBACK	25'	6.1'	12.6'
MIN. FRONT PRIVATE WAY	25'	5.1'	16.7'
MIN. SIDE SETBACK	15'	6.6'/32.7'	15.1'/15.2'
MIN. REAR SETBACK	25'	25'	25'
MAX. BUILDING COVERAGE	15%	13.3%	14.7%
MAX. BUILDING HEIGHT	35'	31.5'	31.5'
NON-CONFORMING FLOOR AREA		404 S.F.	*4522 S.F. (29.2% INC.)
FLOOR AREA RATIO	30%	11.5%	30.0%

\*DOES NOT INCLUDE FRONT EGRESS LANDING/STEPS



BENCHMARK:  
TOP OF FOUNDATION = 9.1' NAVD83

EXISTING CONDITIONS  
SCALE 1"=10'



PROPOSED CONDITIONS  
SCALE 1"=10'

### NOTES

- DATUM IS NAVD 83
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE ACCO H-20
- PIPE JOINTS TO BE MADE WATERTIGHT
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE
- PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC
- COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISSEAT (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK
- EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND
- INSTALLER TO VERIFY THE ELECTRICAL SYSTEM IS SUITABLE FOR ALARM CONNECTION. ELECTRICAL PERMIT REQUIRED
- DEWATERING REQUIRED FOR INSTALLATION OF TIGHT TANK. PROVIDE SILT CONTAINMENT AS NECESSARY
- WHEN SENSOR SYSTEM BECOMES AVAILABLE, THE OWNER SHALL CONNECT TO SENOR WITHIN 30 DAYS AND TIGHT TANK SYSTEM SHALL BE ABANDONED/REMOVED

### VARIANCES REQUESTED:

- UNDER MAX. FEASIBLE COMPLIANCE 15.405:  
 (1) REDUCTION OF THE REQUIREMENT OF A 12 INCH SEPARATION BETWEEN THE INLET AND OUTLET TEES AND HIGH GROUNDWATER (10' TO 9') (PROVIDE WATERTIGHT BOOTS)  
 (1b) REDUCTION IN SETBACK, TANK TO LOT LINE (10' TO 7.2')  
 TOWN OF DENNIS HEALTH REGULATIONS:  
 REG 8 REDUCTION IN SETBACK, TANK TO LOT LINE (10' TO 7.2')

### THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

- INSPECTION OF UNSUITABLE MATERIAL (IF ANY)
- VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
- VERIFICATION OF DESPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
- INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
- INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
- FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
- FINAL GRADING INSPECTION
- INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE



### LOCUS MAP

SCALE 1"=2000'  
 ASSESSORS MAP 322 PARCEL 19  
 LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 14') AS SHOWN ON COMMUNITY PANEL #25001C0576J DATED 7/16/2014

### TIGHT TANK NOTES:

DEED RESTRICTION REQUIRED FOR USE OF TIGHT TANK. DWELLING IS SEASONAL USE ONLY AND IS NOT TO BE OCCUPIED FOR MORE THAN SIX MONTHS OUT OF THE CALENDAR YEAR. AN OPERATIONS AND MAINTENANCE PLAN WILL BE REQUIRED FOR THE LIFE OF THE SYSTEM. ALARM TO ACTIVATE AT 3/5 HOLDING CAPACITY. TANKS TO BE PUMPED AS REQUIRED AND ALARM TO BE INSPECTED 1 TIME PER YEAR. TIGHT TANK SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 310 CMR 15.260, AS AMENDED.

## SITE PLAN

OF  
**#4 SPADONI WAY  
 DENNIS, MA**

PREPARED FOR  
**THOMAS BUCKLEY**

DATE: NOVEMBER 15, 2023

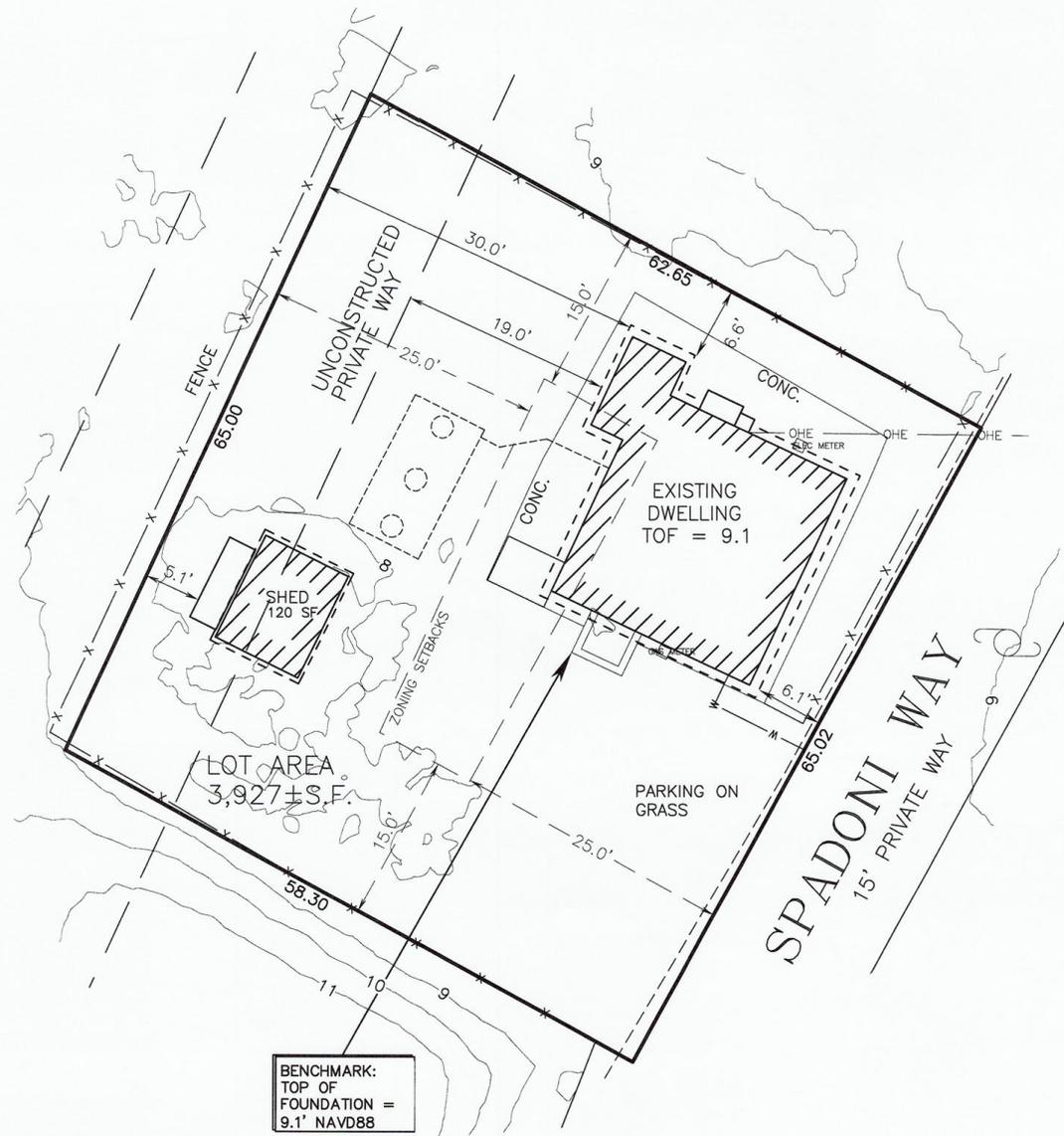
Scale: 1"=10'  
 0 5 10 15 20 25 FEET



DATE 11-15-23  
 DANIEL A. QJALA, P.E., P.L.S.

down cape engineering, inc.  
 civil engineers  
 land surveyors  
 939 Main Street (Rte 6A)  
 YARMOUTHPORT MA 02675

SURVEY: JWP  
 DRAFTED BY: C/JF  
 CHECKED BY: \_\_\_\_\_  
 18-431 BUCKLEY 2023.DWG



BENCHMARK:  
TOP OF  
FOUNDATION =  
9.1' NAVD88

**EXISTING CONDITIONS**  
SCALE 1"=10'



**PROPOSED CONDITIONS**  
SCALE 1"=10'

# ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT

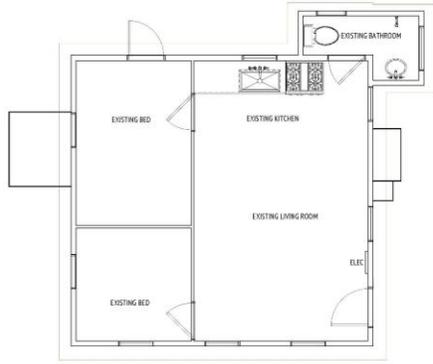
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	3,927 S.F.±	3,927 S.F.±
MIN. LOT FRONTAGE	50'	65.02'	65.02'
MIN. LOT WIDTH	100'	65'	65'
MIN. FRONT SETBACK	25'	6.1'	12.6'
MIN. FRONT PRIVATE WAY	25'	5.1'	16.7'
MIN. SIDE SETBACK	15'	6.6'/32.7'	15.1'/15.2'
MIN. REAR SETBACK	25'	-	-
MAX. BUILDING COVERAGE	15%	13.3%	14.7%
MAX. BUILDING HEIGHT	35'	-	31.5'
NON-CONFORMING FLOOR AREA	-	404 S.F.	*522 S.F. (29.2% INC.)
FLOOR AREA RATIO	30%	11.5%	30.0%

\*DOES NOT INCLUDE FRONT EGRESS LANDING/STEPS





① SHED FOOTPRINT  
SCALE: 1/4" = 1'-0"



② FLOOR PLAN  
SCALE: 1/4" = 1'-0"

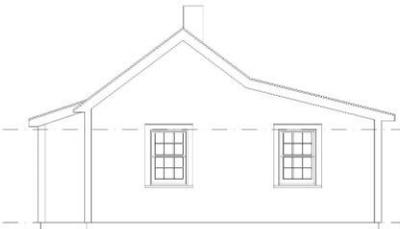
# Existing



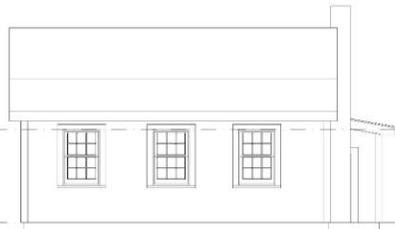
③ RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



④ REAR ELEVATION  
SCALE: 1/4" = 1'-0"



⑤ FRLEFT ELEVATION  
SCALE: 1/4" = 1'-0"



⑥ FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



McPhee Associates  
OF C.A.B. CO. D.  
A MEMBER OF THE MCGRAW-HILL CONSTRUCTION GROUP

**BUCKLEY RESIDENCE**  
4 SPADONI WAY, DENNIS, MA

REVISIONS	#	DATE	BY	SCALE	DRAWN BY
	1			1/4" = 1'-0"	DZ
	2				
	3				
	4				

McPhee Associates, Inc. 1387 ROUTE 134, P.O. BOX 799 EAST DENNIS, MA 02644-0799  
phone: 1-508-383-2704 fax: 1-508-383-7289  
www.mcpheebuilding.com

**EX**

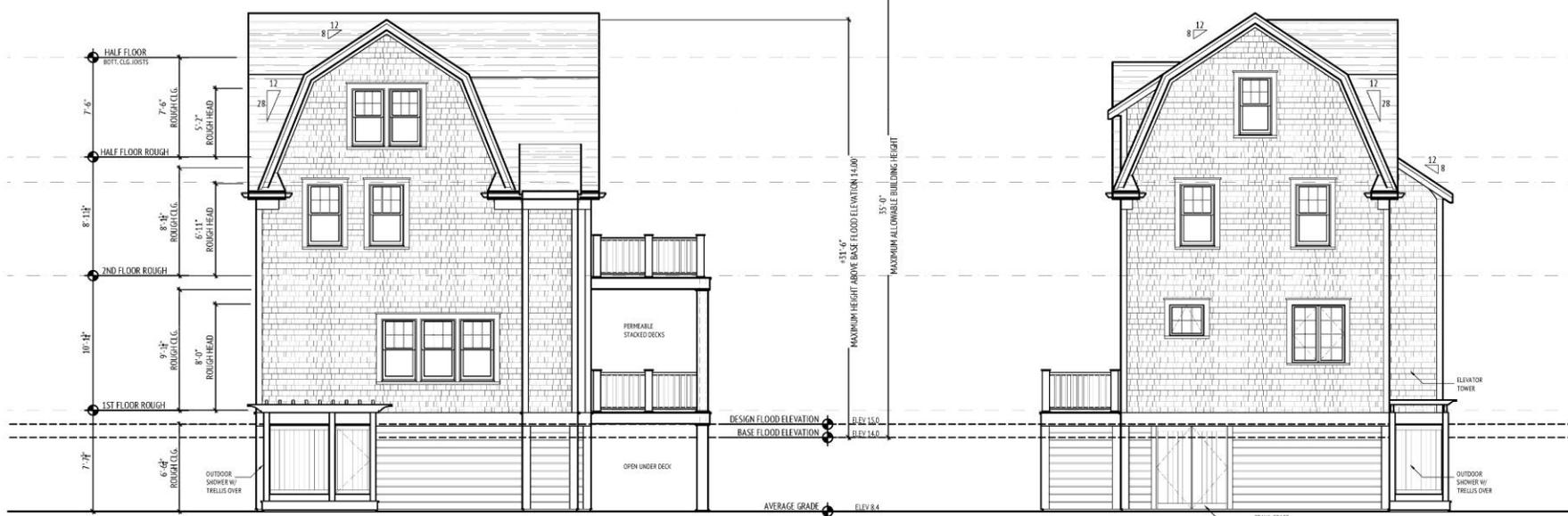
DATE: 11/1/2023

# Proposed



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

**BUCKLEY RESIDENCE**  
4 SPADONI WAY, DENNIS, MA

REVISIONS	#	DATE
	1	# 2
	3	# 4

McPhee Associates, Inc. 1383 ROUTE 134, P.O. BOX 799 EAST DENNIS, MA 02641-0799  
phone: 1-508-385-2704 fax: 1-508-385-7409  
www.mcpheebuilding.com

SCALE: 1/4" = 1'-0"  
DRAWN BY: DZ

# A1

DATE: 11/1/2023



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

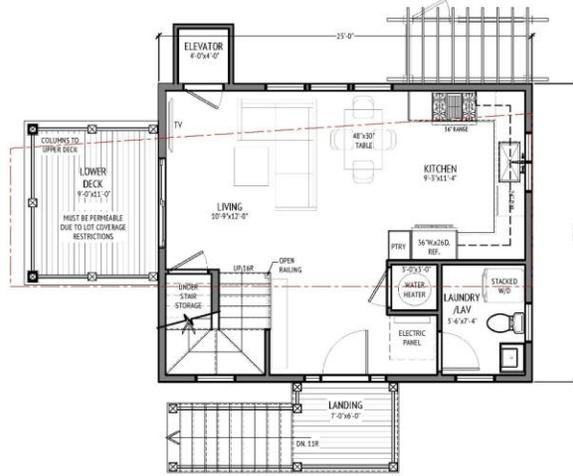
# Approximate Comparison of Proposed and Existing Front Elevation



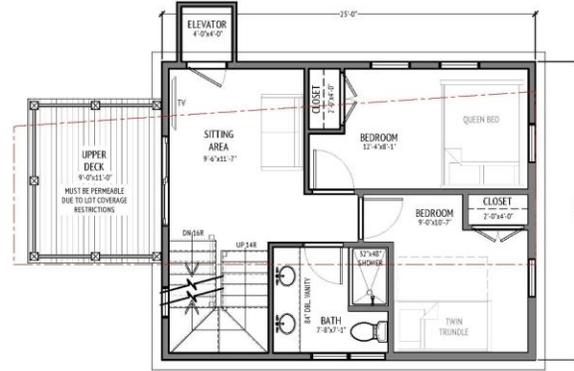
1 FRONT ELEVATION



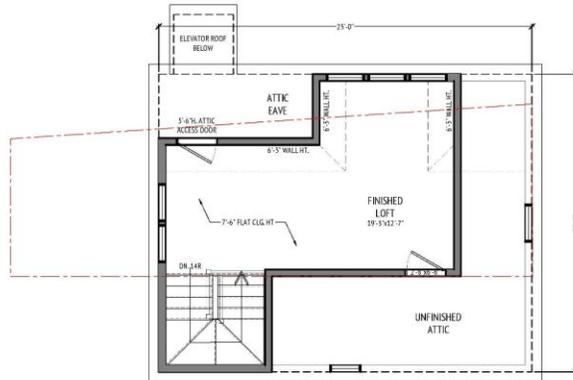
6 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



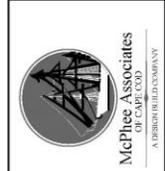
① 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



② 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



③ HALF STORY PLAN  
SCALE: 1/4" = 1'-0"



McPhee Associates  
of Cape Cod  
A residential contractor

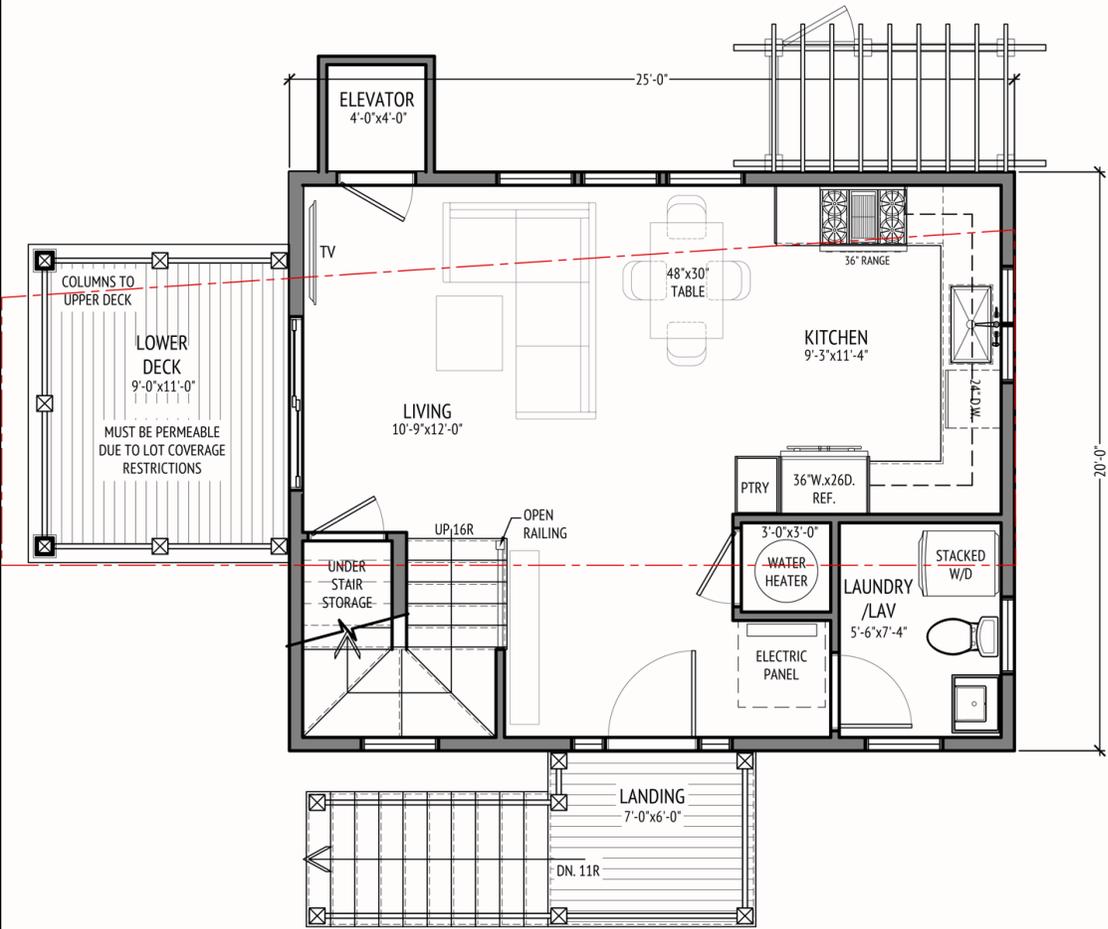
**BUCKLEY RESIDENCE**  
4 SPADONI WAY, DENNIS, MA

REVISIONS	# 1	# 2	# 3	# 4	SCALE: 1/4" = 1'-0"	DRAWN BY: DZ

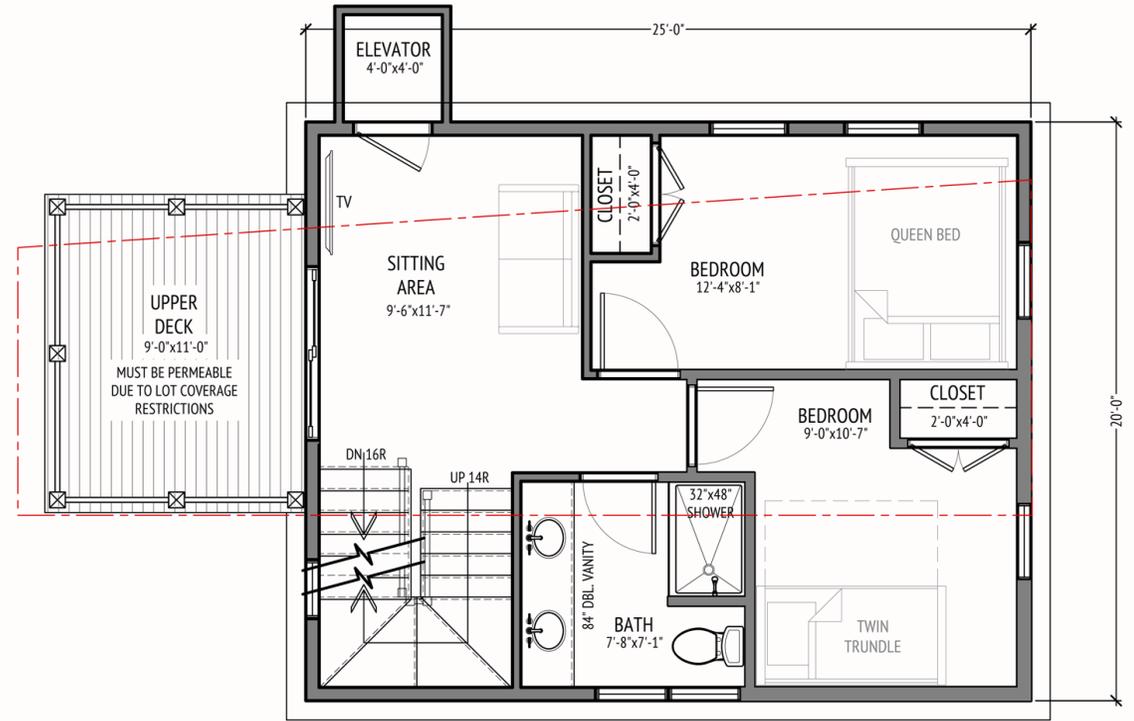
McPhee Associates, Inc. 1387 ROUTE 134, P.O. BOX 799 EAST DENNIS, MA 01944-0799  
phone: 1-508-385-2704 fax: 1-508-385-7239  
www.mcpheebuilding.com

**A2**

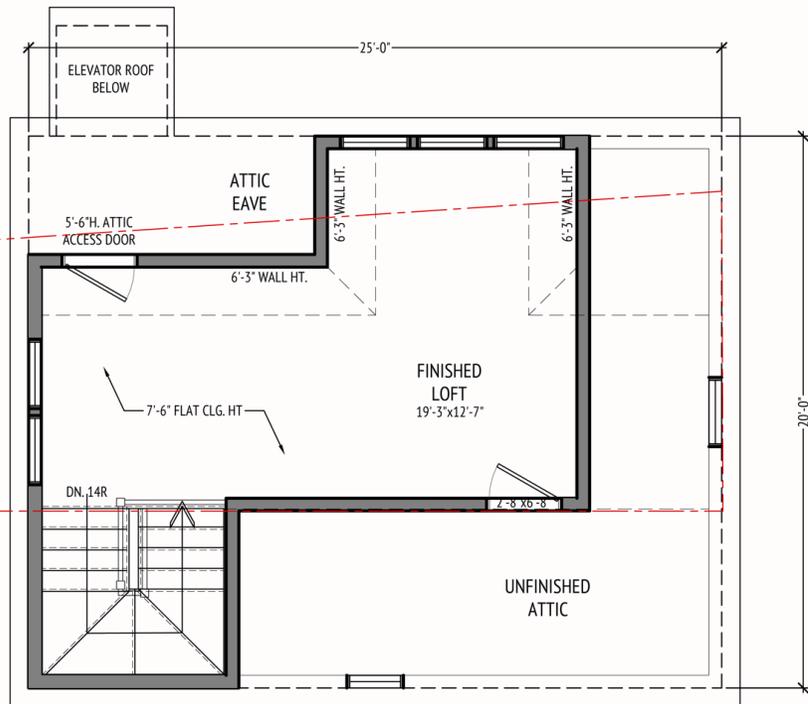
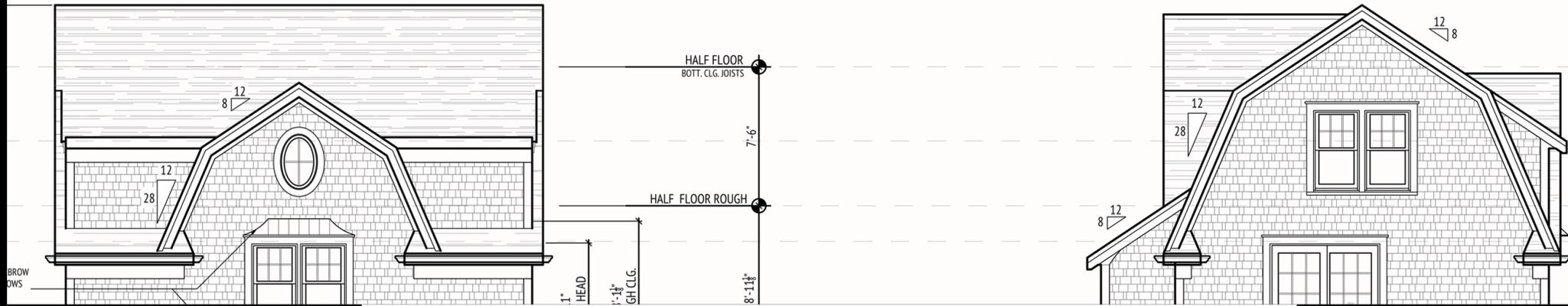
DATE: 11/1/2023



**1** 1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**2** 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



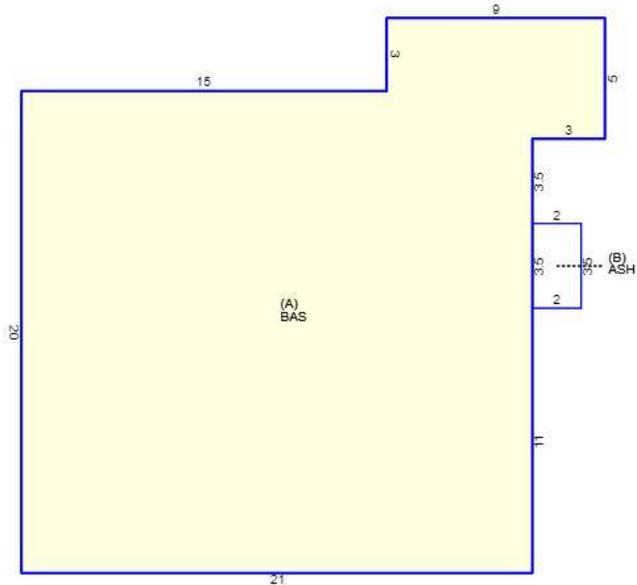
**3** HALF STORY PLAN  
 SCALE: 1/4" = 1'-0"

Key: 13104

Town of DENNIS - Fiscal Year 2024

12/14/2023 12:24:50PM SEQ #: 13,502

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Elda ID	Card								
BUCKLEY THOMAS		322-19-0		4 SPADONI WAY DE		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	%					
T & A BUCKLEY IRREV TRUST BUCKLEY THOMAS W (TEE) 34 MITCHELLE LANE BRAintree, MA 02184		T & A BUCKLEY IRREV TRUST BUCKLEY THOMAS 4 SPADONI WAY LLC		01/26/2023 12/21/2020 07/24/2019	F F QS	1 33597-327 500,000	35611-77 32175-127	000 357	01/12/2016 11/09/2007 01/29/2002 05/23/1990	41 77 77 2	FOL-RECEIVED CYCLICAL REV CYCLICAL REV ADDITIONS		01/12/2016 11/09/2007 01/29/2002 07/20/1990	FOL HD HD FPB	0 0 0 0	0 0 0 100					
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE									
100	A	0.090	23	1.00	AE	1.00	1	1.00	1,292,200	5.78	1	1.00	V14	5.20			672,670				
TOTAL		3,920 SF	PROX TO BEACH PLAN 64/145		Photo Date		11/09/2007	BLDG #		1											
Nbhd		TAUNTON																			
FEMA		ACCEL_ZONE																			
Int1		AVERAGE																			
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD														
SHF	A	1.00	A 0.75	8X10		80	21.87	1,300													
YrBlt		1929	NET AREA		453																
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE																		
SINGLE FAMILY																					
BLDG		ADJ	DESC	LAND	672,700	529,200															
STYLE		1.50	COTTAGE [100%]	BUILD.	83,600	68,000															
QUALITY		0.95	AVE-LOW+ [100%]	DETACH	1,300	1,300															
FRAME		1.00	WOOD FRAME [100%]	OTHER	0	0															
TOTAL		757,600	598,500																		
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
1		1929	1981 / 41		1.000	1,430	11/9/2007	HD	9/22/1986	MGC	11/9/2007	HD	8.0	1.00	453	1.045	\$263.63	119,424	70	83,600	
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN					
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BASE AREA	453	1929	215.47	97,607	119,424					
ROOMS		3	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	B	ASH	N	ASH	7		37.31	261						
BEDROOMS		2	1.00	ROOF SHAPE	1	GABLE	1.00	CRL	N	CRL		200		42.31	8,461						
BATHROOMS		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	FPL	O	FPL, FIREPLACE	1			9,740.10	9,740						
FIXTURES		4	1.00	FLOOR COVER	5	VNYL	1.00	ODS	O	OUT DOOR SHOWER	1			3,354.60	3,355						
RES UNIT CNT		1	1.00	INT. FINISH	2	DRYWALL	1.00														
				HEATING/COOLING	13	NO HEAT	0.93														
				FUEL SOURCE	2	GAS	1.00														
				SEASONAL	1	YES	1.00														
				PRIVATE ROAD	2	YES	1.00														
				HISTORIC DST	3	OLD KINGS	1.00														
				GENERATOR	1		1.00														
				USE	1		1.00														
EFF_YR/AGE		1981 / 41																			
COND		30 30 %																			
FUNC		0																			
ECON		0																			
DEPR		30	% GD	70																	
RCNLD		\$83,600																			

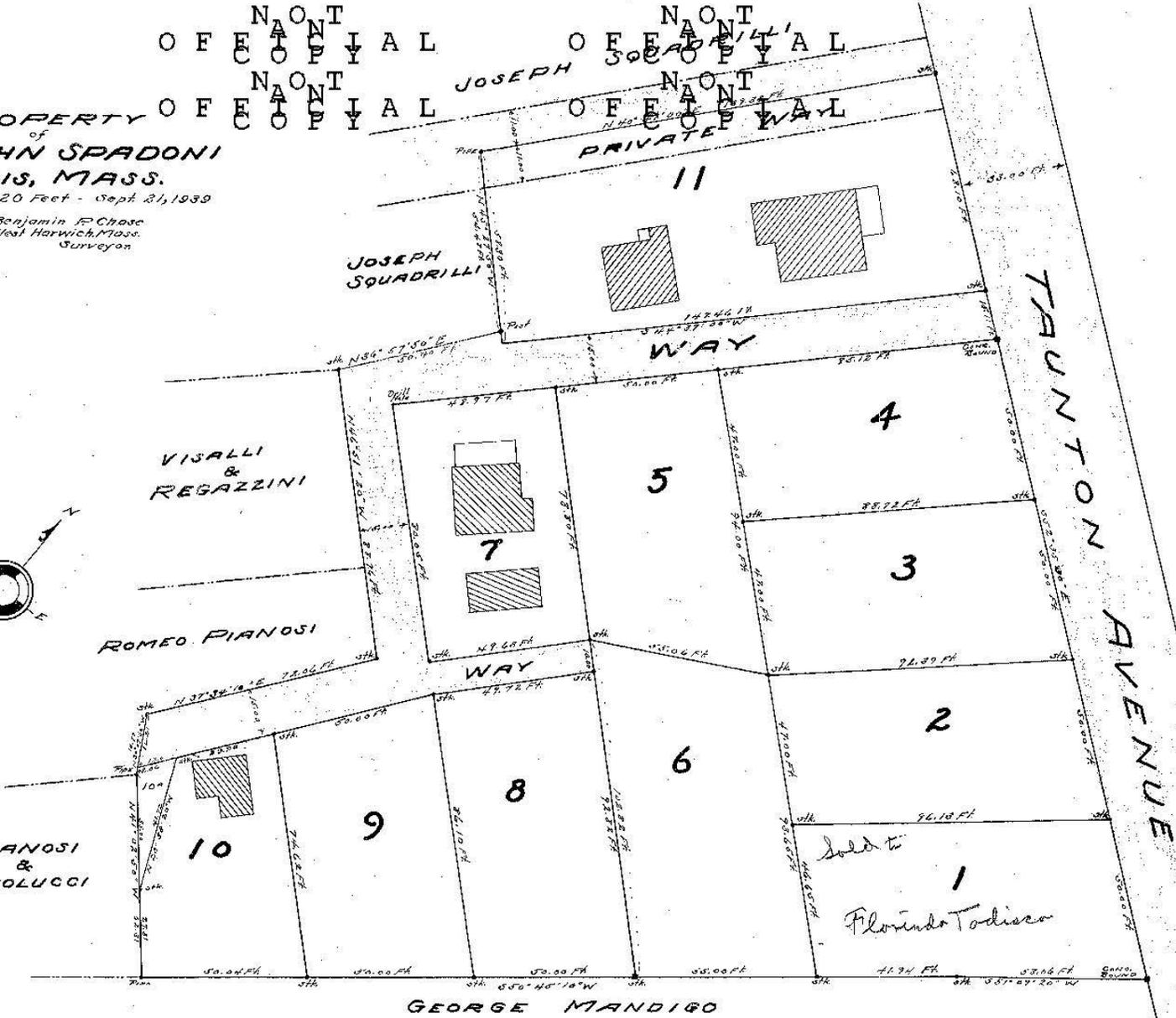
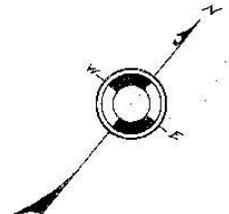


PROPERTY of MRS. JOHN SPADONI DENNIS, MASS.

Scale 1 Inch = 20 Feet - Sept 21, 1939

Benjamin P. Chase West Harwich, Mass. Surveyor

OFFICE OF THE REGISTRAR OF DEEDS, STATE OF MASSACHUSETTS

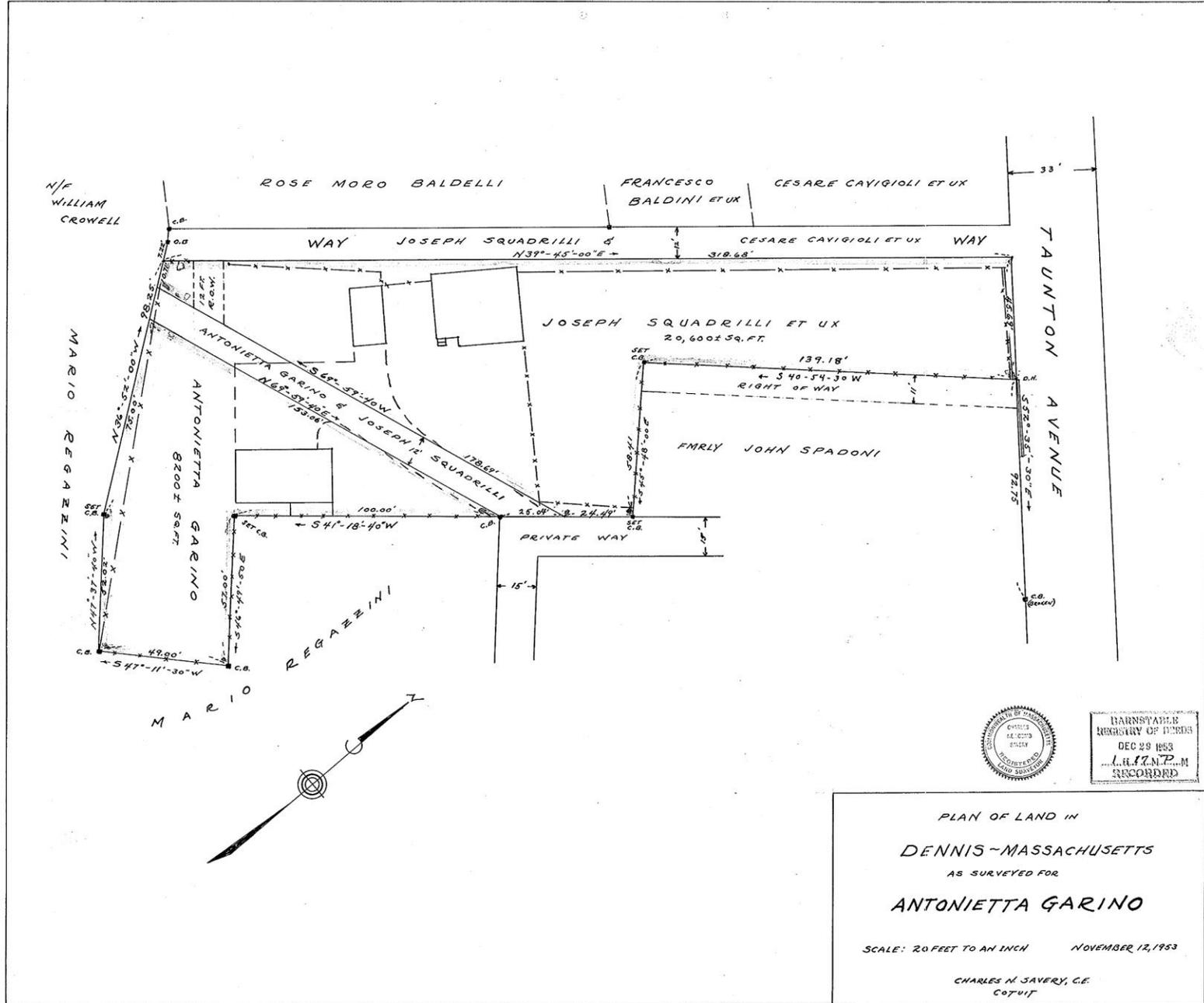


Plan Book 164 Page 145

302

302

302





Legend Map Help Contact





4 of 4



Rosie Austin

11 24

1 Comment



Like

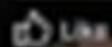


Comment



Bodie Austin

11 - 23



Like



Comment

**LEGEND**

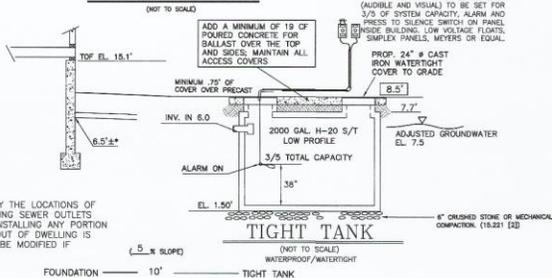
- 99 --- EXISTING CONTOUR
- X 88.7 EXIST. SPOT ELEV.
- [---] PROPOSED CONTOUR
- [---] (98.4) PROPOSED SPOT EL.
- TH1 TEST HOLE
- SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT

NOTE: NOT ALL DIMENSIONS MAY APPEAR IN DRAWING

**BUOYANCY CALCS:**  
 11-20 2000 GAL. LOW PROFILE ST WEIGHTS 31,250 LBS  
 PER ACME-SHOREY CO. SPECS  
 7' x 13' x 6.0 x 62.4 = 34,070 LBS UPLIFT  
 - ADDITIONAL POURED CONCRETE BALLAST IS REQUIRED  
 (34,070 LBS - 31,250 LBS = 2820 LBS @ 150LBS/CF  
 = 18.8 CF REQUIRED)  
 ADD 19 CF OF CONCRETE BALLAST

\*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM. INVERT OUT OF DWELLING IS APPROXIMATE. PLUMBING TO BE MODIFIED IF NECESSARY.

**SYSTEM PROFILE**



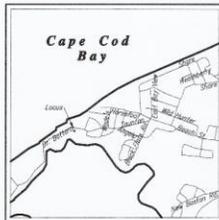
**SYSTEM DESIGN:**

GARBAGE DISPOSER IS NOT ALLOWED  
 DESIGN FLOW: 2 BEDROOMS @ 110 GPD = 220 GPD  
 USE A 220 GPD DESIGN FLOW  
 TIGHT TANK: 220 GPD (5) = 1100  
 MIN. 2000 GAL TIGHT TANK CAPACITY REQUIRED  
 USE (1) H-20 2000 GAL TIGHT TANK

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BOARD OF HEALTH \_\_\_\_\_ MA

**NOTES**

1. DATUM IS NAVD88
  2. MUNICIPAL WATER IS EXISTING
  3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
  4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE ACCO H-20
  5. PIPE JOINTS TO BE MADE WATERTIGHT.
  6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
  7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
  8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
  9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
  10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISSEAT (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
  11. EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
  12. INSTALLER TO VERIFY THE ELECTRICAL SYSTEM IS SUITABLE FOR ALARM CONNECTION. ELECTRICAL PERMIT REQUIRED.
  13. DOWATERING REQUIRED FOR INSTALLATION OF TIGHT TANK. PROVIDE SILT CONTAINMENT AS NECESSARY.
  14. WHEN SENSOR SYSTEM BECOMES AVAILABLE, THE OWNER SHALL CONNECT TO SENOR WITHIN 30 DAYS AND TIGHT TANK SYSTEM SHALL BE ABANDONED/REMOVED.
- VARIANCES REQUESTED:**
- UNDER MAX. FEASIBLE COMPLIANCE 15.405:  
 (1) REDUCTION OF THE REQUIREMENT OF A 12 INCH SEPARATION BETWEEN THE INLET AND OUTLET TEES AND HIGH GROUNDWATER. (12" TO 0") (PROVIDE WATERTIGHT BOOTS)  
 (1b) REDUCTION IN SETBACK, TANK TO LOT LINE (10' TO 7.2')  
 TOWN OF DENNIS HEALTH REGULATIONS:  
 REG 8 REDUCTION IN SETBACK, TANK TO LOT LINE (10' TO 7.2')



**LOCUS MAP**

SCALE 1"=2000'  
 ASSESSORS MAP 322 PARCEL 19  
 LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 14') AS SHOWN ON COMMUNITY PANEL #25001C0576J DATED 7/16/2014

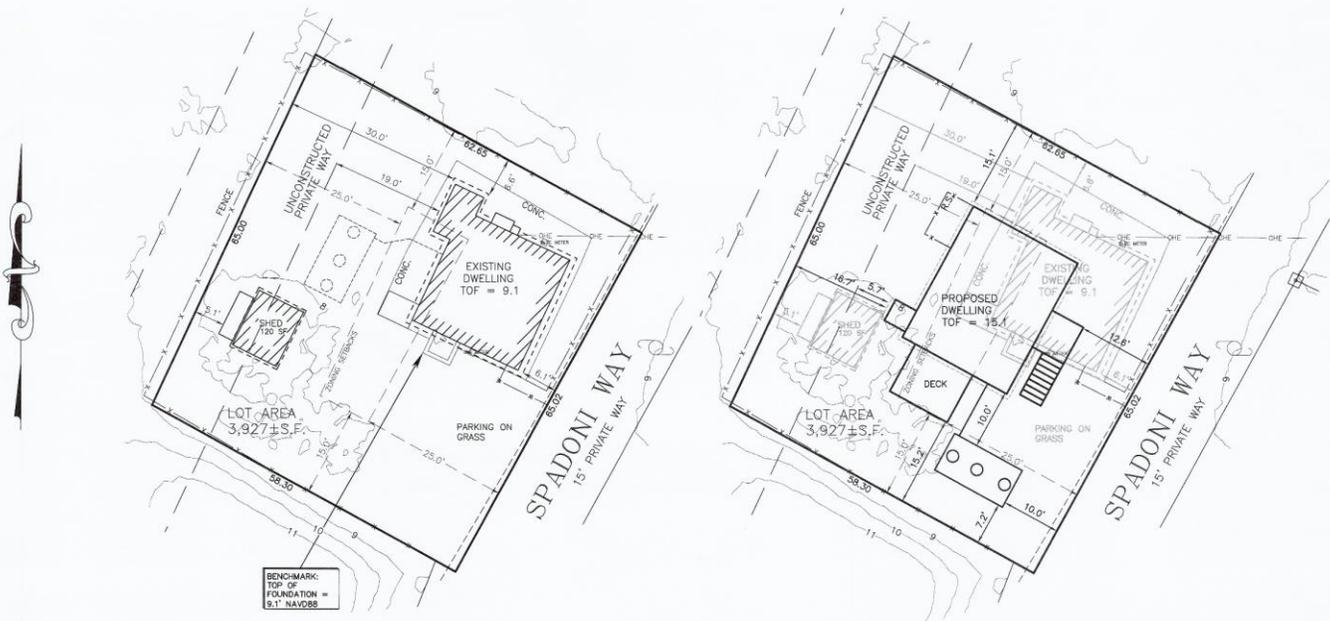
**TIGHT TANK NOTES:**

DEED RESTRICTION REQUIRED FOR USE OF TIGHT TANK. DWELLING IS SEASONAL USE ONLY AND IS NOT TO BE OCCUPIED FOR MORE THAN SIX MONTHS OUT OF THE CALENDAR YEAR. AN OPERATIONS AND MAINTENANCE PLAN WILL BE REQUIRED FOR THE LIFE OF THE SYSTEM. ALARM TO ACTIVATE AT 3/5 HOLDING CAPACITY. TANKS TO BE PUMPED AS REQUIRED AND ALARM TO BE INSPECTED 1 TIME PER YEAR. TIGHT TANK SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 310 CMR 15.260, AS AMENDED.

**ZONING SUMMARY**

ZONING DISTRICT: R-40 DISTRICT	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	3,927 S.F.±	3,927 S.F.±
MIN. LOT FRONTAGE	50'	65.02'	65.02'
MIN. LOT WIDTH	100'	65'	65'
MIN. FRONT SETBACK	25'	6.1'	12.6'
MIN. FRONT PRIVATE WAY	25'	5.1'	16.7'
MIN. SIDE SETBACK	15'	6.6'/32.7'	15.1'/15.2'
MIN. REAR SETBACK	25'	25'	25'
MAX. BUILDING COVERAGE	15%	13.3%	14.7%
MAX. BUILDING HEIGHT	35'	40.4 S.F.	31.5'
NON-CONFORMING FLOOR AREA		11.5%	*452.2 S.F. (29.2% INC.)
FLOOR AREA RATIO			30.0%

\*DOES NOT INCLUDE FRONT EGRESS LANDING/STEPS



BENCHMARK: TOP OF FOUNDATION = 9.1' NAVD88

**EXISTING CONDITIONS**  
 SCALE 1"=10'

**PROPOSED CONDITIONS**  
 SCALE 1"=10'

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

1. INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
2. VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
3. VERIFICATION OF DESPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
4. INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
5. INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
6. FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
7. FINAL GRADING INSPECTION
8. INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

**SITE PLAN**

OF  
**#4 SPADONI WAY**  
**DENNIS, MA**

PREPARED FOR  
**THOMAS BUCKLEY**

DATE: NOVEMBER 15, 2023

Scale: 1"=10'  
 0 5 10 15 20 25 FEET



DATE 11-15-23  
 DANIEL A. QJALA, P.E., P.L.S.

down cape engineering, inc.  
 civil engineers  
 land surveyors  
 939 Main Street (Rte 6A)  
 YARMOUTHPORT MA 02675

SURVEY: JWP  
 DRAWN BY: C/JF  
 CHECKED BY: \_\_\_\_\_  
 18-431 BUCKLEY 2023.DWG