

Planning Board February 10, 2025



DENNIS TOWN CLERK
RCAD 2025FEB05-PLN204
[Signature]

Town of Dennis
Public Meeting Notice

Planning Board Agenda – February 10, 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

Planning Board will hold a public meeting on February 10, 2025 at 6:30 in the Dennis Town Hall, **STONE HEARING ROOM, 685 Route 134 Dennis MA.**

The public is welcome to attend in-person or by the alternative public access provided.

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. ADMINISTRATIVE BUSINESS:

a. Board Minutes:

2. PUBLIC HEARINGS:

Zoning Bylaw Amendments - ADU and Lot Merger: To see if the Town of Dennis will amend the Dennis Zoning By-laws by Amending the following Sections: §2.2.2 (Use Regulation Schedule); §2.2.10 (Use Regulation Schedule – Notes re Lot Merger); §2.3.2 (Intensity of Use Schedule); §2.3.3.6 (Accessory Structures); §2.4.1.2 (Non-Conforming Uses); §4.11 (ADU); and § 5 (Definitions). The purposes of the Amendments, pursuant to M.G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00, are to incorporate Sections 7, 8 and 10 of Massachusetts Chapter 150 of the Acts of 2024 relative to regulating Accessory Dwelling Units and Lot Merger for lots of a certain size and age.

3. **CURRENT & LONG-RANGE PLANNING:** Town Planner update

4. **OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.

5. **NEXT MEETING:** Scheduled for Monday March 3, 2025

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.

Planning Board Agenda 2025-02-10 draft

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- **ADMINISTRATIVE BUSINESS:**
- **PUBLIC HEARINGS:**
 - **Zoning Bylaw Amendments - ADU and Lot Merger:** To see if the Town of Dennis will amend the Dennis Zoning By-laws by Amending the following Sections: §2.2.2 (Use Regulation Schedule); §2.2.10 (Use Regulation Schedule – Notes re Lot Merger); §2.3.2 (Intensity of Use Schedule); §2.3.3.6 (Accessory Structures); §2.4.1.2 (Non-Conforming Uses); §4.11 (ADU); and § 5 (Definitions). The purposes of the Amendments, pursuant to M.G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00, are to incorporate Sections 7, 8 and 10 of Massachusetts Chapter 150 of the Acts of 2024 relative to regulating Accessory Dwelling Units and Lot Merger for lots of a certain size and age.
- **CURRENT & LONG-RANGE PLANNING:** Town Planner update
- **OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior ...
- **NEXT MEETING:** Scheduled for Monday March 3, 2025

Zoning Bylaw Amendments

ADU and Lot Merger:

To see if the Town of Dennis will amend the Dennis Zoning By-laws by Amending the following Sections:

- §2.2.2 (Use Regulation Schedule);
- §2.2.10 (Use Regulation Schedule – Notes re Lot Merger);
- §2.3.2 (Intensity of Use Schedule);
- §2.3.3.6 (Accessory Structures);
- §2.4.1.2 (Non-Conforming Uses);
- §4.11 (ADU); and
- § 5 (Definitions).
- The purposes of the Amendments, pursuant to M.G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00, are to incorporate Sections 7, 8 and 10 of Massachusetts Chapter 150 of the Acts of 2024 relative to regulating Accessory Dwelling Units and Lot Merger for lots of a certain size and age.

DENNIS TOWN CLERK
RCUD 2025JAN24RH3:22


TOWN OF DENNIS - PLANNING BOARD LEGAL NOTICE

Pursuant to Chapter 2 of the Acts of 2023, signed into law on March 29, 2023, the Dennis Planning Board will hold a public meeting on February 10, 2025, at 6:30 pm in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA. The public is welcome to attend, either in-person or via the alternative public access provided below, the following public hearing to review the below Zoning Bylaw Amendments:

Zoning Bylaw Amendments - ADU and Lot Merger: To see if the Town of Dennis will amend the Dennis Zoning By-laws by Amending the following Sections: §2.2.2 (Use Regulation Schedule); §2.2.10 (Use Regulation Schedule – Notes re Lot Merger); §2.3.2 (Intensity of Use Schedule); §2.3.3.6 (Accessory Structures); §2.4.1.2 (Non-Conforming Uses); §4.11 (ADU); and § 5 (Definitions). The purposes of the Amendments, pursuant to M.G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00, are to incorporate Sections 7, 8 and 10 of Massachusetts Chapter 150 of the Acts of 2024 relative to regulating Accessory Dwelling Units and Lot Merger for lots of a certain size and age.

ZOOM Meeting information

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Proposed language for the bylaws can be requested from the Town of Dennis Planning & Appeals Office or found on the Town of Dennis Planning Department webpage at: <https://www.town.dennis.ma.us/294/Planning-Department>

Elizabeth Patterson, Clerk

Publication Dates: 01-23-2025 and 01-30-2025

Bill to:

NAME: Planning & Appeals Department C/O Anna Pannell

ADDRESS: 685 Route 134, Dennis, MA 02660

EMAIL: apannell@town.dennis.ma.us

PHONE: 608-760-6122

Why are we amending the ADU Bylaw?

- The Town has an ADU Bylaw - §4.11
 - The Town bylaw (§4.11) requires, among other things:
 - Special Permit; Owner Occupancy of at least 1 unit; No subletting or assigning as an STR; Minimum 15,000 sf lot size; Annual affidavit's confirming eligibility as an ADU; An annual cap of 9 per year, etc.
- New State Law (Chapter 150 of the Acts of 2024)
 - Section 7 – Redefines Accessory Dwelling Unit (ADU) – State has replaced our definition of ADU.
 - Section 8 – No **zoning by-law shall prohibit, unreasonably restrict or require a special permit** for 1 ADU
 - In a single-family residential zoning district; provided, that **...may be subject to reasonable regulations,**
 - **May be subject to restrictions and prohibitions on short-term rental**, as defined in section 1 of ch. 64G.
 - The accessory dwelling unit under this paragraph **shall not require owner occupancy of either...**
 - Section 10 – Allows lots that have not been buildable to be built on with 75' frontage and 10,000 sf.
- These ZBL Amendments do the following
 - Restricts Short Term Rentals in the protected ADU;
 - Clarifies structures subject to Building and Health Codes as well as Dimensional Requirements of the ZBL.
 - Reiterates some state language in order to clarify at local level and so that regulations are not forgotten.
 - Requires new lots made developable by Section 10 record a notice reflecting the requirements.

CHAPTER 150 OF THE ACTS OF 2024: Sections 7 & 8 re ADU

THE AFFORDABLE HOMES ACT – Section 7

- **SECTION 7.** Section 1A of chapter 40A of the General Laws, as appearing in the 2022 Official Edition, is hereby amended by striking out the definition “Accessory dwelling unit” and inserting in place thereof the following definition:- **“Accessory dwelling unit”**, a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is **subject to such additional restrictions as may be imposed by a municipality**, including, but **not limited to, additional size restrictions and restrictions or prohibitions on short-term rental**, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

CHAPTER 150 OF THE ACTS OF 2024: Sections 7 & 8 re ADU

THE AFFORDABLE HOMES ACT – Section 8

- **SECTION 8. Section 3** of said chapter 40A, as so appearing, is hereby amended by adding the following paragraph:- No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district; provided, that the use of land or structures for such accessory dwelling unit under this paragraph **may be subject to reasonable regulations**, including, but not limited to, 310 CMR 15.000 et seq., if applicable, site plan review, regulations concerning dimensional setbacks and the bulk and height of structures and **may be subject to restrictions and prohibitions on short-term rental**, as defined in section 1 of chapter 64G. The use of land or structures for an accessory dwelling unit under this paragraph shall not require owner occupancy of either the accessory dwelling unit or the principal dwelling; provided, that not more than 1 additional parking space shall be required for an accessory dwelling unit; and provided further, that no additional parking space shall be required for an accessory dwelling located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station. For more than 1 accessory dwelling unit, or rental thereof, in a single-family residential zoning district there shall be a special permit for the use of land or structures for an accessory dwelling unit. The executive office of housing and livable communities may issue guidelines or promulgate regulations to administer this paragraph.

CHAPTER 150 OF THE ACTS OF 2024:

THE AFFORDABLE HOMES ACT – Sections 10 re Lot Merger

- **SECTION 10.** Section 6 of said chapter 40A, as appearing in the 2022 Official Edition, is hereby amended by inserting after the fourth paragraph the following paragraph: - Adjacent lots under common ownership shall not be treated as a single lot for local zoning purposes if, at the time of recording or endorsement, the lots: (i) conformed to then existing requirements of area, frontage, width, yard or depth, where each such lot has not less than 10,000 square feet of area and 75 feet of frontage; and (ii) are located in a zoning district that allows for single-family residential use. Any single-family residential structure constructed on said lot shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms and shall not be used as a seasonal home or short-term rental.

Dennis Existing and State Imposed ADU Definition

1. Dennis Pre-existing Definition: ACCESSORY DWELLING UNIT An owner-occupied building containing two (2) living areas, one (1) of which shall be an accessory apartment with a net floor living area not to exceed the lesser of eight hundred (800) square feet or 40% of the total living space in the existing dwelling, inclusive of sleeping, cooking, and sanitary facilities, and which includes not more than two (2) bedrooms. Accessory Dwelling Units shall not be separated by ownership from the principle dwelling on the property.
2. State Imposed Definition per SECTION 7. Section 1A of chapter 40A of the General Laws, as appearing in the 2022 Official Edition, is hereby amended by striking out the definition "Accessory dwelling unit" and inserting in place thereof the following definition:-
 1. "Accessory dwelling unit", a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

Ch. 150 of 2024 - SECTION 8 - Abridged

- Protected ADU by right in *Section 3* (Dover Amendment – Religious & Educational) of said ch. 40A,
- No zoning by-law shall prohibit, unreasonably restrict or require a special permit or other ... for a:
 - single accessory dwelling unit, under 900 sf or ½ GFA, smaller of, or the rental thereof,
 - More than one protected ADU or ADU over 900 sf do require a SP.
 - in a single-family residential zoning district (Defined as Any District that allows a Single-Family)
 - provided, that the use of land or structures for ADU **may be subject to reasonable regulations**, (undefined) including, but not limited to,
 - 310 CMR 15.000 et seq.,(Environmental Code i.e. Septic: if applicable,
 - Site Plan Review,
 - regulations concerning dimensional setbacks and the bulk and height of structures and
 - **may be subject to restrictions/prohibitions on short-term rental**, as defined in section 1 of chapter 64G.
 - The ADU under this paragraph **shall not require owner occupancy** of either the ADU or the principal dwelling;
 - **Not more than 1 additional parking space** shall be required for an ADU; and provided further,
 - that no additional parking space shall be required for an accessory dwelling located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station. (Defined as Bus Stop)
 - **For more than 1 accessory dwelling unit, or larger than 900 sf or ½ GFA, there shall be a special permit** for the use of land or structures for an accessory dwelling unit. The executive office of housing and livable communities may issue guidelines or promulgate regulations to administer this paragraph.

760 CMR 71.00: PROTECTED USE ACCESSORY DWELLING UNITS – rec'd

- Nothing in 760 CMR 71.00 is intended to supersede state health and safety laws and regulations, such as, but not limited to the Building Code, Fire Code, M.G.L. c. 111, § 189A: *Massachusetts Lead Law*, or any federal laws.
- Bus Station. A location serving as a point of embarkation for any bus operated by a Transit Authority.
- Design Standards. Clear, measurable and objective provisions of Zoning, or general ordinances or by-laws, which are made applicable to the exterior design of, and use of materials for an ADU. Not “neighborhood character”
- Modular Dwelling Unit. A pre-designed Dwelling Unit assembled and equipped with internal plumbing, electrical or similar systems prior to movement to the site where such Dwelling Unit is affixed to a foundation and connected to external utilities; or any portable structure with walls, a floor, and a roof, designed or used as a Dwelling Unit, transportable in one or more sections and affixed to a foundation and connected to external utilities.
- Protected Use ADU. An attached or detached ADU that is located, or is proposed to be located, on a Lot in a Single-family Residential Zoning District and is protected by M.G.L. c. 40A, § 3, provided that only one ADU on a lot may qualify as a Protected Use ADU. An ADU that is nonconforming to Zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.
- Short-term Rental. Short-term rental, as defined in M.G.L. c. 64G, § 1.
- Single-family Residential Zoning District. Any Zoning District where Single-family Residential Dwellings are a permitted or an allowable use, including ...where ... allowed as-of-right or by Special Permit.

760 CMR 71.03: Regulation of Protected Use ADUs in Single-family Residential Zoning Districts

- (1) Municipalities shall not prohibit, impose a Prohibited Regulation or Unreasonable Regulation, or, except as provided under 760 CMR 71.03(5) and 760 CMR 71.03(6), require a special permit, waiver, variance or other zoning relief or discretionary zoning approval for the Protected Use ADU...
- (2) Prohibited Regulation. A Municipality shall not subject the use of land or structures on a Lot for a Protected Use ADU to any of the following:
 - a) Owner-Occupancy Requirements. A requirement that either the Protected Use ADU or the Principal Dwelling be owner-occupied.
 - b) Minimum Parking Requirements. A requirement of, as applicable: (1)More than one additional on-street or off-street parking space for a Protected Use ADU if all portions of its Lot are located outside a 0.5 mile radius of a Transit Station; or (2)Any additional on-street or off-street parking space for a Protected Use ADU if any portion of its Lot is located within a 0.5 mile radius of a Transit Station.
 - c) Use and Occupancy Restrictions. A requirement that a Protected Use ADU be subject to a Use and Occupancy Restriction.
 - d) Unit Caps & Density. Any limit, quota or other restriction on the number of Protected Use ADUs that may be permitted, constructed, or leased within a Municipality or Zoning District. Protected Use ADUs shall not be counted in any density calculations.
 - e) Relationship to Principal Dwelling. A requirement that a Protected Use ADU be attached to or detached from the Principal Dwelling.

71.03:(3) Unreasonable Regulation.

a) ...any restriction or regulation imposed ... shall be unreasonable if the regulation or restriction, when applicable to a Protected Use ADU:

1. Does not serve a legitimate Municipal interest sought to be achieved by local Zoning;
2. Serves a legitimate Municipal interest ...but its application to a Protected Use ADU does not rationally relate to the legitimate Municipal interest; or
3. Serves a legitimate Municipal interest ... and its application to a Protected ADU rationally relates to the interest, but compliance with ...restriction will:
 - a. Result in complete nullification of the use or development of a Protected Use ADU;
 - b. Impose excessive costs on the use or development of a Protected Use ADU without significantly advancing the Municipality's legitimate interest;
 - c. Substantially diminish the use or development of a Protected Use ADU without appreciably advancing the Municipality's legitimate interest.

b) Municipalities shall apply the analysis articulated in 760 CMR 71.03(3) (a) to establish and apply reasonable Zoning or general ordinances or by-laws, or Municipal regulations for Protected Use ADUs, but in no case shall a restriction or regulation be found reasonable where it exceeds the limitations, or is inconsistent with provisions, described below, :

1. Design Standards. Any Design Standard that:
 - a. Would not be applied to a Single-family Residential Dwelling...
 - b. Is so restrictive, excessive, burdensome, or arbitrary that it prohibits, renders infeasible, or unreasonably increases the costs of use or construction
2. Dimensional Standards. Any requirement concerning dimensional standards, ... that are more restrictive than is required for the Principal Dwelling..., whichever results in more permissive regulation, provided that no minimum Lot size for a Protected Use ADU.
3. Utilities, Safety, and Emergency Access. Any requirement ...that is more restrictive than is permitted by state requirements, ... A Municipality may not require a separate utility connection, such as water, sewer, electric...
4. Environmental Regulation. Any regulation for the protection of public health, safety, welfare and the environment pursuant to 310 CMR 15.000: *The State Environmental Code, Title 5: ...*, that is more restrictive than is required for a Single-family Residential Dwelling ...
5. Site Plan Review. Site Plan Review for ADU that is not clear and objective or imposes terms and conditions unreasonable or inconsistent with as-of-right.
6. Impact Analysis, Studies, and Fees. Any requirement for any impact analysis, study, report, or impact fee that is not required for a Single-family ...
7. Modular Dwelling Units. Any requirement that prohibits, regulates or restricts a Modular Dwelling Unit from being an...ADU more restrictive than Code.
8. Historic Districts. Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District that are more restrictive or different from what is required for a ...however, that such standards are not unreasonable pursuant to 760 CMR 71.03(3)(a).
9. Pre-existing Nonconforming Structures. A Municipality may not prohibit the development of a Protected Use ADU in an existing structure or Principal Dwelling, or Lot due to nonconformance, that could be used for, or converted into, a Protected Use ADU in conformance with the Building Code, 760 CMR 71.00, and state law.

71.03:(4-6) Regulation of Protected Use ADUs Cont'd.

4. Enforceability of Restrictions and Regulations on Pre-existing ADUs. A Municipality shall not enforce any Prohibited Regulation or Unreasonable Regulation that was imposed as a condition for the approval of the use of land or structures for a Protected Use ADU prior to the effective date of 760 CMR 71.00, regardless of whether such Protected Use ADU complies with the Municipality's Zoning, including, but not limited to, use requirements and dimensional requirements, such as setbacks, bulk, and height.
5. (5) Special Permits for Multiple ADUs on the Same Lot. Notwithstanding 760 CMR 71.03(1), if a Municipality chooses to allow additional ADUs on the same Lot as a Protected use ADU in a Single-family Residential Zoning District, Zoning shall require a Special Permit for the use of land or structures for the additional ADUs.
6. (6) Floodplain and Aquifer Protection Overlay Districts. Municipalities may require a Special Permit for development of a Protected Use ADU in a floodplain or aquifer protection overlay if required for the Principal Dwelling, provided that the Special Permit is based on clear, objective, and non-discretionary criteria. *

Proposed Zoning Bylaw Amendments - ADU and Lot Merger:

To see if the Town of Dennis will amend the Dennis Zoning By-laws by Amending the following Sections:

- §2.2.2 (Use Regulation Schedule);
- §2.2.10 (Use Regulation Schedule – Notes); * §2.2.2 Footnote 8
- §2.3.2 (Intensity of Use Schedule);
- §2.3.3.6 (Accessory Structures);
- §2.4.1.2 (Non-Conforming Uses);
- §4.11 (ADU); and
- § 5 (Definitions). The purposes of the Amendments, pursuant to M.G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00, are to incorporate Sections 7, 8 and 10 of Massachusetts Chapter 150 of the Acts of 2024 relative to regulating Accessory Dwelling Units and Lot Merger for lots of a certain size and age.

§2.2.2 (Use Regulation Schedule);

- Protected ADU should be added to the Use Regulation Schedule.
- § 2.2.2 Use Regulations Schedule

Symbols employed shall mean the following:

- Y - A permitted use.
- N - An excluded or prohibited use.
- S - A use authorized under Special Permit as provided for in Section 1.4.2.1 herein.
- SR – A use authorized after a Special Review.

PRINCIPAL USES	DISTRICT									
	R-40 R-60	Quivet Neck/Crowe 's Pasture Resource Protection District	RR	LB	EB	GC-I	GC-II GC-III	I	DPVC Area A	DPVC Area B
1. AGRICULTURAL, FLORICULTURAL & HORTICULTURAL										
a. Agricultural Use ¹	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. RESIDENTIAL USES										
a. One or two dwelling unit	Y	Y	Y	Y	N	N	Y	N	Y	Y
c. Multi-dwelling unit (See §4.2)	S	N	S	S	S	S	S	N	S	S
d. Lodging House	N	N	S	S	S	N	S	N	N	N

§2.2.10* (Use Regulation Schedule – Notes & Definitions); RE: Sec 10

- Footnote 8 to § 2.2.8 or § 2.2.10 – “Lot Merger: New houses proposed on previously non-conforming, non-buildable “remainder” lots, must first provide a title attorneys opinion, to be confirmed by Town Counsel, that at the time of recording or endorsement, the lot conformed to then existing requirements of area, frontage, width, yard or depth before issuance of a Building Permit and the new single-family residential structure constructed on said lot shall have a recorded notice that the structure shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms and shall not be used as a seasonal home or short-term rental before issuance of a Certificate of Occupancy.”

Footnotes for Use Regulations Schedule

¹Only if on premises of 5 acres or more, otherwise "S"

²There shall be no more than one security apartment per lot, containing no more than one bedroom.

³Temporary Uses are allowable under zoning, but they do require a permit from the Board of Selectmen. Such uses shall be allowable for no more than 11 days, from beginning of set-up to end of takedown.

⁴Parcels less than 5 acres.

⁵Where a Special Permit is required the Special Permit Granting Authority shall regulate the numbers of vehicles to be displayed and the area designated for such display.

⁶Except as allowed in §2.2.5.

⁷ Any development of a community drinking water well shall require the filing of an environmental impact review that shall be subject to review and comment by the Board of Health and Conservation Commission, under the provisions of this Zoning By-law prior to Permit Approval by the Planning Board.

2.2.3 A home occupation shall include the services of the residents of the premises and no more than two

2.3.2 (Intensity of Use Schedule);

- Add Accessory Buildings to §2.3.2 to set max. Building Height for new Accessory Structures. Add line with Accessory Structures.

2.3.2 Intensity of Use Schedule

	MINIMUM LOT REQUIREMENTS			MINIMUM YARD SETBACKS			MAXIMUM	
	AREA Sq.Ft.	FRONTAGE ft.	WIDTH ft.	FRONT ft. ^{1,3}	SIDE ft.	REAR ft.	TOTAL SITE COVERAGE % OF LOT	HEIGHT STORIES
DWELLING UNIT								
In an R-60 District	60,000	50	200	75	30	30	15 ⁴	2½
In Other Districts	40,000	50	100	25	15	25	15 ⁴	2½
In the QNCP RP	See Section 2.3.3.12	100	200	75	50	60	15 ^{3,6}	35 feet above natural grade ⁶
DWELLING UNIT-TWO								
In an R-60 District	120,000	50	200	75	30	30	15 ⁴	2½
In Other Districts	80,000	50	150	50	25	25	15 ⁴	2½
In the QNCP RP	See Section 2.3.3.12	100	200	75	50	60	15 ^{3,6}	35 feet above natural grade ⁶
DWELLING UNIT-MULTI								
In an R-60 District	180,000 +60,000 s.f per unit over 3	100	200	75	50	50	25	2 exclusive of roof
In Other Districts	120,000 +40,000 s.f. per unit over 3	100	150	50	50	50	25	2 exclusive of roof
In the QNCP RP	Not allowed							
HOTEL/MOTEL OR MOTOR COURT								
In RR & GC Districts	40,000 +2000 per guest room or unit	150	150	75	35	50	70	2 exclusive of roof
OTHER PERMITTED PRINCIPAL STRUCTURES								
In an LB District	40,000	150	150	75	35	50	70	2 exclusive of roof
In an EB District	40,000	200	200	100	50	50	40	"
In a GC-I District	40,000	150	150	50	25	25 ²	70	"
In a GC-II District	40,000	150	150	50	25	25	70	"
In a GC-III District	40,000	150	150	60	25	25	70	"
In the DPVC Districts A & B	See Section 8	100	100	See Section 8	See Section 8	See Section 8	NA	See Section 8
In Other Districts	40,000	150	150	50	25	25 ²	70	"
In R-60 District	60,000	200	200	75	30	30	70	"
In the QNCP RP	See Section 2.3.3.12	100	200	75	50	60	15 ^{3,6}	35 feet above natural grade ⁶

§2.3.3.6 (Accessory Structures); Add Section c for all structures

c. 2.3.3.6. c. All Accessory Structures

- I. Height: The top of the ridge of the roof of an accessory structure may not be greater than Eighteen (18) feet above the top of the lowest floor elevation, except that a maximum height of twenty-five (25) feet shall be allowed for a structure with a roof pitch between 6:12 and 12:12. (*NOTE: Language from §12.8.D(ii) – Seasonal Cottages*)

12.8 Provisions Specific to Seasonal Cottages

A. Seasonal Cottages may have a footprint of up to 900 sf exclusive of the area identified in subsection C below.

B. Seasonal Cottages may be 1 ½ stories tall, provided that the half-story is
(i) located under a sloping roof; and
(ii) limited in floor area that complies with ceiling height requirements and noted exceptions of the Building Code to not more than one-half of the floor area immediately below.

C. Dwelling areas that do not count toward the total floor area calculation are:
(i) Unheated storage space located under the main floor of the dwelling unit.
(ii) Architectural projections, such as bay windows, fireplaces or utility closets not greater than 18 inches in depth or six feet in width.
(iii) Attached roofed unenclosed (screens allowed) porches up to a maximum of 240 sf and twelve (12) feet deep.

(iv) Half-story floor area that does not comply with the minimum ceiling height requirements of the Building Code.

D. The maximum height of Seasonal Cottages shall be:

(i) The first floor elevation must be no greater than the minimum clearance required under the Building Code, or other applicable flood plain regulations, above the highest point where the structure meets the existing grade, or above base flood elevation, which-ever is greater.

(ii) The top of the ridge of the roof may not be greater than Eighteen (18) feet above the top of finished first floor elevation, except that a maximum height of twenty five (25) feet shall be allowed for a structure with a roof pitch between 6:12 and 12:12.

Existing Dennis Zoning Bylaw 2.3.3.6 Accessory Structures

2.3.3.6 Accessory Structures

- a) A single accessory building with a footprint of 200 square feet or less, and a building height of no more than 15 feet:
 - I. Shall not be located forward of the front face of the principal structure whose front face is seventy-five (75) feet or less from the street line. For corner lots the front face shall be determined by the street from which the property gains its street address;
 - II. Shall not be placed less than seventy-five (75) feet from the street line when the front face of the principal structure is more than 75 feet from the street line.
 - III. May be located within other setback areas in accordance with Section 2.3.2 provided no portion of the accessory building is located within two (2) feet of any lot line, and subject to appropriate screening requirements as determined by the Building Commissioner;
 - IV. Shall not be included in calculating: (a) maximum total site coverage under Section 2.3.2 (Intensity of Use Schedule); and (b) floor space under Section 2.4.1.2.D (Non-Conforming Conditions); and
 - V. Shall not be erected without a Zoning Compliance Certificate from the Building Department and is subject to all fees in accordance with the Building Department Fee Schedule.
- b) All other accessory structures:
 - I. Shall be located in conformance with the required setbacks as found in Section 2.3.2 of this by-law;
 - II. Shall be included in calculating (a) maximum total site coverage under Section 2.3.2 (Intensity of Use Schedule); and (b) floor space under Section 2.4.1.2.D (Non-Conforming Conditions);
 - III. Shall not be placed forward of any face of the principal structure which is seventy-five (75) feet or less from the street line; and
 - IV. Shall not be placed less than seventy-five (75) feet from the street line when the principal structure is more than 75 feet from the street line.

§2.3.3.6 (Accessory Structures); Add Section c for all structures

c. 2.3.3.6. c. All Accessory Structures

- I. Height: The top of the ridge of the roof of an accessory structure may not be greater than Eighteen (18) feet above the top of the lowest floor elevation, except that a maximum height of twenty-five (25) feet shall be allowed for a structure with a roof pitch between 6:12 and 12:12. (*NOTE: Language from §12.8.D(ii) – Seasonal Cottages*)

Avoid Accessory Structures such as this one...



§2.4.1.2 (Non-Conforming Uses);

- Add §2.4.1.2(A)(7): Protected ADU permitted as of right by Building Commissioner.

2.4 NON-CONFORMING CONDITIONS

2.4.1 General

The Use or location of building or structure or use of land, lawfully existing at the time of enactment or subsequent amendment of this By-law, may be continued, although such building, structure or use does not conform with the provisions of this By-law subject to the following conditions and exceptions:

A. Building Department

In the following circumstances, alteration, reconstruction, extension or structural change (collectively "alteration") to a single or two family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be permitted as of right by the building commissioner without the need for further zoning relief from the Zoning Board of Appeals:

1. Alteration to a structure which complies with all current setbacks, lot coverage and building height requirements but is located on a lot with insufficient area where the alteration will also comply with all of said current requirements except lot area;
2. Alteration to a structure which complies with all current setbacks, lot coverage and building height requirements but is located on a lot with insufficient frontage, where the alteration will also comply with all of said current requirements except frontage;
3. Alteration to a structure which encroaches upon one or more required setbacks, where the alteration will comply with all current setbacks, lot coverage and building height requirements, notwithstanding non-compliance with current area and frontage requirements; and
4. Alteration to a non-conforming structure, which will not increase the footprint of the existing structure provided that the alteration of the structure will comply with all setback and building height restrictions.
5. The voluntary demolition and reconstruction of a single or two-family residential structure that is reconstructed within the same footprint, building height, and the same volume or less as the building voluntarily demolished.
6. The relocation or movement of a non-conforming single or two-family structure such that the resulting non-conforming portion of the footprint is completely located within the prior, lawfully pre-existing non-conforming portion of the existing footprint.

§4.11.A (ADU); *Proposed Language*

- a) Any Protected Use ADU created shall be prohibited from serving as a Short-Term Rental defined in General Laws Chapter 64G, Section 1. The minimum leasing term for the Accessory Dwelling Unit or the Principal Dwelling Unit shall be for a term greater than thirty-one (31) days.
- b) Any Protected Use ADU shall be subject to all state and local laws, rules and regulations promulgated, enforced, or otherwise within the jurisdiction of the Building Code, Board of Health Regulations and Conservation Commission and shall be subject to all Lot Coverage, Setback and Dimensional requirements and thresholds in the Dennis Zoning Bylaws.
- c) Protected Use ADU shall be housed in a structure subject to Building and Health Codes.
- d) Any Protected Use ADU may only be created on lots with a Principal Dwelling.
- e) A Protected Use ADU shall be considered an “accessory use” to the principal use on the lot and shall be restricted so that the ADU is never divided by ownership from the principal structure.
- f) For ADU’s not allowed by right, such as more than one (1) ADU 900 square foot or less in a single-family residential zoning district, or an ADU larger than 900 square feet in a single-family residential zoning district, or an ADU in an any district other than a single-family residential zoning district, there shall be a Special Permit for the use of land or structures for an accessory dwelling unit per § 4.11.1 to § 4.11.13 of the Dennis Zoning Bylaws.

Language for Protected ADU to be inserted between 4.11 and 4.11.1.

- Add language to begin 4.11.1: “Any ADU not protected pursuant to M.G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00 shall require a Special Permit.”

4.11 Regulations Specific to Accessory Dwelling Units (ADU)

4.11.1 Any special permit issued for an ADU shall be subject to all state and local laws, rules and regulations promulgated, enforced, or otherwise within the jurisdiction of the Board of Health of the Town of Dennis. An applicant must follow all statutes, by-laws and regulations.

4.11.2 An Accessory Dwelling Unit (ADU) may be created by converting space within an existing dwelling. An ADU may also be created by building or by creating new space attached by new or existing Conditioned Space (as defined in the Massachusetts Building Code 780 CMR 202) to a Principal Residential Structure. The following additional standards and conditions shall govern special permits issued under this subsection:

4.11.3 An ADU may only be created on lots on which there already exists a Principal Residential Structure, and may only be created within an existing dwelling or by creating new space attached by new or existing Conditioned Space to such Principal Residential Structure.

4.11.4 An ADU shall be subject to the following additional restrictions.

4.11.4.1 Lot must be a minimum of 15,000 sf.

4.11.4.2 There shall not be more than one ADU on a lot.

§ 5 (Definitions).

- Per Section 7 of Chapter 150 to be added to Definitions: Accessory Dwelling Units (“ADUs”) By-right Pursuant to G.L. c. 40A, § 3, ¶ 11 and 760 CMR 71.00, one Protected Use ADU is allowed on a lot in the following Zoning Districts: R-40, R-60, Quivet Neck/Crowe’s Pasture Resource Protection District, RR, LL, GC-II, GC-III, DPVC Area A, and DPVC Area BA Protected Use ADU is defined as a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in Gross Floor Area than 1/2 the Gross Floor Area of the Principal Dwelling or 900 square feet, whichever is smaller and is proposed to be located on a Lot in a Single-Family Residential Zoning District and no other Accessory Dwelling Unit is located on said Lot. For purposes of this section, Gross Floor Area shall be the sum of the areas of all floors of the building, including basements, cellars, mezzanine and intermediate floored tiers and penthouses of headroom height, measured from the exterior faces of exterior walls or from the centerline of walls separating buildings, but excluding: (i) covered walkways, open roofed-over areas, porches and similar spaces; and (ii) pipe trenches, exterior terraces or steps, chimneys, roof overhangs and similar features.
- Per Section 10 of Chapter 150 to be added to Definitions: Remainder Lots. New houses proposed on previously non-conforming, non-buildable “remainder” lots, that at the time of recording or endorsement, the lot conformed to then existing requirements of area, frontage, width, yard or depth and the new single-family residential structure constructed on said lot shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms and shall not be used as a seasonal home or short-term rental.

Questions:

- EOHLC has not Provided any additional guidance on “additional size restrictions”
- The Town may prohibit the short term rental of the Protected Use ADUs.
- The Town may not restrict the STR of the Primary Dwelling unless the STR use is prohibited in the zoning district as a whole.

Other Bylaws to consider for next ATM:

Need to advertise by Friday February 21 for March 17 public hearing

1. Home Occupation Bylaw –

1. ZBSC has Draft for review
2. Next ZBSC Meeting next Thursday February 20, 2025

2. § 4.9 Local Bylaw to Encourage Affordable Housing

1. Revisions to § 4.9 Bylaw for consideration:

1. Clarify the language,
2. Consider confining use to Commercial Districts near transportation and services;
3. Not in AE Flood Zone, etc.

Home Occupation aka Home Based Business

Existing Zoning Bylaws

Currently Dennis allows Home Occupations throughout town with little guidance.

- § 2.2.2 Use Regulation Schedule
 - § 2.2.2.8.a (showing that Home Occupations are allowed by right in all districts);
- § 2.2.3 A home occupation shall include the services of the residents of the premises and no more than two non-resident employees. A home occupation shall not include repairs to motor vehicles as defined in the M.G.L. Chapter 90, Section 1, as amended, or the sale of articles produced in whole or substantially in part off premises, unless otherwise permitted by the Zoning By-law.
- § 3.1.3.2 (Off street parking schedule) 1 per employee or 1 per 400 s.f. of space dedicated to home occupation;
- § 5 Definitions:
 - HOME OCCUPATION A business, trade or profession conducted in the proprietor's legal residence or within a structure accessory to the residence.
- § 9.2.2 Uses allowed by right in the West Dennis Residential/ Commercial Zone
- § 9.3.2 Uses allowed by right in the West Dennis Mixed Use Marine Zone;
- § 9.5.2 Uses allowed by right in the West Dennis Village Center Support District;
- § 9.6.2 Uses allowed by right in the West Dennis Village Center Zone;
- § 10-4 Uses allowed by right in all of the Hotel Resort Districts;

ZBSC Draft for Home Occupation Zoning Bylaw Amend.

§ 2.2.3 – Home-Occupation

1. Purpose and Intent: The purpose of this bylaw is to support small businesses in Dennis while ensuring that such enterprises are not detrimental or disruptive to the residential character of the neighborhood in any way. The primary purpose is to ensure the operation of the home-based business does not negatively impact the quiet enjoyment of residential areas while recognizing that small businesses can be accommodated within these areas under certain circumstances.
2. All Home Occupations must adhere to the parameters below, whether or not they require a Special Permit from the ZBA.

ZBSC Draft for Home Occupation Cont'd

3. *A home occupation shall include the services of the residents of the premises and no more than two non-resident employees. A home occupation shall not include repairs to motor vehicles as defined in the M.G.L. Chapter 90, Section 1, as amended, or the sale of articles produced in whole or substantially in part off premises, unless otherwise permitted by the Zoning By-law.*
 1. The home occupation shall be accommodated within an existing structure. Extension or addition to the home for a home-based business shall require a Special Permit.
 2. The business use on the premises is clearly SECONDARY and INCIDENTAL to the property's PRIMARY residential use.
 3. No more than 20% of the floor area of the residence shall be used for the purpose of the home business. "Residence space" defined as habitable space (finished, heated).
 4. No more than one person not a member of the household shall be employed on the premises in the home occupation business.
 5. There shall be no exterior display, no exterior storage of materials, no outside parking of more than ONE commercial vehicle and no other exterior indication of the home occupation or other variation from the residential character of the principal building other than an unlighted sign not to exceed one square foot in area. (CHECK WITH OKH)
 6. Unheated and unventilated accessory structures such as barns and garages or sheds may be used for storage of materials, supplies, tools and equipment associated with the home-based business.
 7. No offensive or disruptive noise, vibration, smoke, dust, odors, heat or glare shall be produced.
 8. Traffic and parking generated shall not exceed volumes normally expected in a residential neighborhood.
 9. There shall be no change to the exterior appearance of the existing building resulting from the operation of the home-based business.
 10. If a new addition is constructed that will be used for the home-based business, that construction, as noted above, shall require a Special Permit and may not deviate from the primary residence and residential character of the neighborhood.
 11. Deliveries or pick-ups for the home-based business must occur between 8am-8pm. Delivery vehicles are limited to those that customarily serve residential neighborhoods.

ZBSC Draft for Home Occupation cont'd

§ 3.12 The following occupations are permitted as home occupations only with a Special Permit from the Zoning Board of Appeals

1. Barbershop
2. Beauty salon
3. Lessons or classes such as dance, yoga, music
4. Building trades
5. Appliance and electronic repairs
6. Any other home-based business expected to generate noise, traffic and/or external activity, i.e., various sports lessons such as swimming, tennis, pickleball, etc.

§ 3.12.2 - Occupations permitted as home businesses without necessity of a Special Permit include, but are not limited to, fine art studios, dressmaking/tailoring, millinery, teaching of not more than four pupils simultaneously, professional offices of a physician, dentist, lawyer, engineer, architect, accountant, arts and crafts, telephone and computer sales, office for telephone, computer, and correspondence, real estate office, photo studio or similar occupations. NOTE: These businesses **do** require a business certificate issued by the Town.

§ 3.12.3 - The following occupations are not allowed as home occupations: tourist home, commercial stables or kennels, sale of articles not produced on the premises.

§ 3.12.4 - Definitions: HOME OCCUPATION: A business, trade, or profession conducted in the proprietor's legal residence or within a structure accessory to the residence.

§ 3.12.5 - Home Occupation is allowed by right in the following Districts per the Zoning Bylaw:

§ 9.2.2 Uses allowed by right in the West Dennis Residential/Commercial Zone

§ 9.3.2 Uses allowed by right in the West Dennis Mixed Use Marine Zone

§ 9.5.2 Uses allowed by right in the West Dennis Village Center Support District

§ 9.6.2 Uses allowed by right in the West Dennis Village Center Zone

§10-4 Uses allowed by right in all of the Hotel Resort Districts

ZBSC Draft for Home Occupation – Existing Sign Code

Ch 151 Signs

- Ch 151 Art I General Provisions
 - § 151-1 Purpose.
 - § 151-2 Title.
 - § 151-3 Sign permits and fees.
 - § 151-4 Preexisting nonconforming signs.
 - § 151-5 Abandoned signs.
 - § 151-6 Illumination of signs.
 - § 151-7 Enforcement.
 - § 151-8 Establishment of Sign Code Board of Appeals; appeals and petitions for relief.
 - § 151-9 Liability.

Article I General Provisions

§ 151-1 Purpose.
This bylaw is adopted for the regulation of signs within the Town of Dennis and is intended to serve the economic interests of the Town as well as the interests of the general public by preserving and enhancing the natural setting and architectural expression which characterize the community and to ensure public safety relative to the use and employment of any sign defined herein. Nothing in this section is intended to override more restrictive regulations that may be in place for the Old King's Highway Historic District or the South Dennis Historic District.

§ 151-2 Title.
This bylaw shall be known as the "Dennis Sign Code."

Ch 151 Signs

Ch 151 Art I General Provisions

§ 151-1 Purpose.

§ 151-2 Title.

§ 151-3 Sign permits and fees.

§ 151-4 Preexisting nonconforming signs.

§ 151-5 Abandoned signs.

§ 151-6 Illumination of signs.

§ 151-7 Enforcement.

§ 151-8 Establishment of Sign Code Board of Appeals; appeals and petitions for relief.

§ 151-9 Liability.

§ 151-10 Amendments.

§ 151-11 Severability; applicability.

Ch 151 Art II Definitions and Allowed and Prohibited Signs

§ 151-12 Definitions.

§ 151-13 Allowed signs and conditions of use.

§ 151-14 Prohibited signs.

Ch 154 Stormwater Management

Ch 156 Streets and Sidewalks

HISTORIC OR COMMEMORATIVE MARKER

Any sign or plaque indicating the name of a building, the date of erection and/or incidental information about its construction, also known as memorial signs or markers.



HOME OCCUPATION SIGN

An on-premises sign indicating a business, trade, occupation or profession conducted at the proprietor's residence or within a structure accessory to the residence.

ILLEGAL SIGN

A sign which does not meet the requirements of this code and which has not received legal nonconforming status.

§ 4.9 Local Bylaw to Encourage Affordable Housing

- Clarify the language:
 - PB is SPGA for the following types of Affordable Housing Project applications:
 - Affordable Housing Development (§ 4.9.2);
 - Municipally Sponsored Projects (§ 4.9.2.4);
 - Affordable Housing Apartment (§ 4.9.3)
 - Affordable Housing Apartments Accessory to Commercial Uses (§ 4.9.3.5)
 - Conversions of Hotels/Motels to Affordable Apartments (§ 4.9.3.6)
 - Remove repetitive language and typos such as “Modified Procedures”
 - Language has been modified over the years removing original safeguards and essentially granting the PB the ability to grant variances.
- Consider confining §4.9.3 and § 4.9.3.5(Affordable Housing Apartment) to Commercial Districts or within a certain distance to services and transit.
 - GC 1,2 and 3; Limited Business; Extensive Business; DP and WD Villages; Resort Residential...
 - Consider incentives to create mixed-use in commercial districts.
- Consider confining 4.9 projects to Not be in AE Flood Zone, Wetland Buffer, Zone 2, etc.
- Spreadsheet:
 - Tracking Spreadsheet being refined. Currently it appears Town should be credited with 240 Units on SHI since 2002 but only about 110 are actually on SHI (Not including recent approvals).
 - Refining Spreadsheet and will then prepare a plan to make those units/landlords that are not complying to comply and get on SHI. A

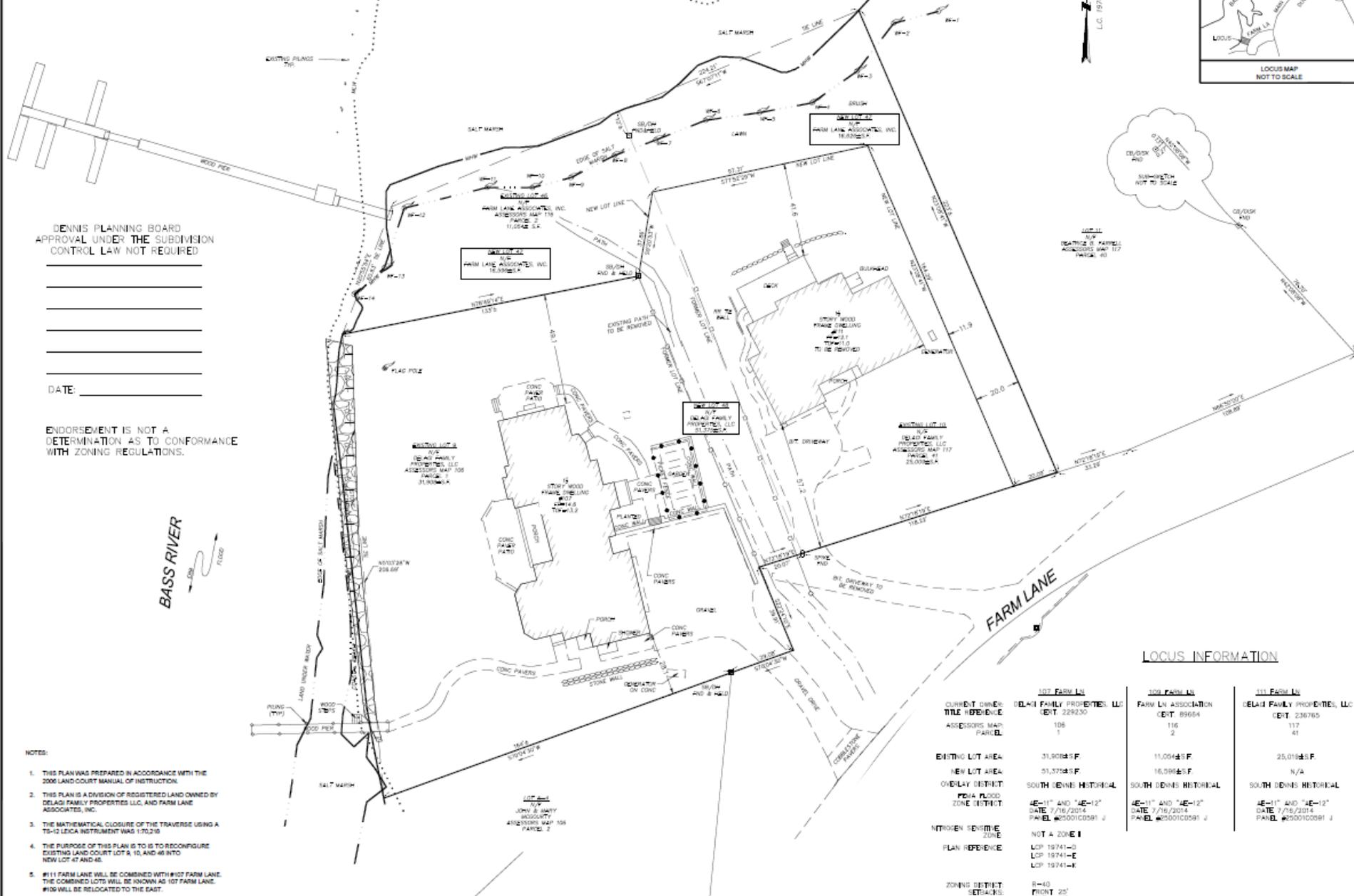
CURRENT & LONG-RANGE PLANNING: Town Planner update

- Local Comprehensive Plan: Need to prepare RFP for consultants;
- Open Space Plan: State has provisionally approved Updated Open Space Plan. Still Need to: Update Public Participation including outreach to Environmental Justice Populations; Update plan accordingly and add funding sources; Revisions needed map; ADA and facility inventory forms; Some name changes of State Departments (DEM is now DCR)
- Hazard Mitigation Plan: Need to form Committee to Update 2011 plan to maintain CRS of NFIP. Need an active HMP plan to remain in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP),
- 30 Bob Crowell Road Feasibility Study: Check-in meeting with consultants this Thursday. Public Meeting to be scheduled soon.

Next Meetings: March 3 and 17, 2025

- 107-11 Farm Lane ANR
- 4 Spadoni (Possible Road Rescission)
- Public Hearings on possible zoning bylaws:
 - Annual Town Meeting May 6, 2025
 - Last day for submission of Citizens Petition is March 18, 2025

107-111 Farm Lane ANR



DENNIS PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____

ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE
WITH ZONING REGULATIONS.



- NOTES:
1. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE 2006 LAND COURT MANUAL OF INSTRUCTION.
 2. THIS PLAN IS A DIVISION OF REGISTERED LAND OWNED BY DELAGI FAMILY PROPERTIES LLC AND FARM LANE ASSOCIATES, INC.
 3. THE MATHEMATICAL CLOSURE OF THE TRAVERSE USING A TD-12 LEICA INSTRUMENT WAS 1:70.218
 4. THE PURPOSE OF THIS PLAN IS TO IS TO RECONFIGURE EXISTING LAND COURT LOT 8, 10, AND 48 INTO NEW LOT 47 AND 48.
 5. #111 FARM LANE WILL BE COMBINED WITH #107 FARM LANE. THE COMBINED LOTS WILL BE KNOWN AS 107 FARM LANE. #109 WILL BE RELOCATED TO THE EAST.

FOR REGISTRY USE ONLY
I CERTIFY TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE INFORMATION
AND BELIEF THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS OF
THE REGISTRY OF DEEDS.



Healy J. Healy
1/28/2025
HEALY J. HEALY PLS DATE
FOR THE BSC GROUP INC.

APPROVAL NOT
REQUIRED PLAN

AT
#107, #109, & #111
FARM LANE
IN
SOUTH DENNIS
MASSACHUSETTS
(BARNSTABLE COUNTY)
JANUARY 28, 2025

REVISIONS:

NO.	DATE	DESC.

LOCUS INFORMATION

	107 FARM LN	109 FARM LN	111 FARM LN
CURRENT OWNER	DELAGI FAMILY PROPERTIES, LLC	FARM LN ASSOCIATION	DELAGI FAMILY PROPERTIES, LLC
TITLE REFERENCE	LEVIT 229230	CEIT 89684	CEIT 236785
ASSESSORS MAP	108	116	117
		2	41
EXISTING LOT AREA	31,808± SF	11,004± SF	25,018± SF
NEW LOT AREA	31,378± SF	16,096± SF	N/A
OVERLAY DISTRICT	SOUTH DENNIS HISTORICAL	SOUTH DENNIS HISTORICAL	SOUTH DENNIS HISTORICAL
PLA FLOOD ZONE DISTRICT	AE-11" AND "AE-12" DATE 7/16/2014 PAVEL #2001C0591 J	AE-11" AND "AE-12" DATE 7/16/2014 PAVEL #2001C0591 J	AE-11" AND "AE-12" DATE 7/16/2014 PAVEL #2001C0591 J
NTHORZEN REVIEW ZONE	NOT A ZONE I		
PLAN REFERENCE	LCP 19741-D LCP 19741-E LCP 19741-K		
ZONING DISTRICT	R-40		
SETBACKS	FRONT 25' SIDE 15' REAR 25'		

PREPARED FOR:
GREGORY DELAGI
107 FARM LANE
SOUTH DENNIS, MA 02860
RDELAGI@OUTLOOK.COM

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 25
West Yarmouth, Massachusetts
02673
508 778 3919

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address:

[Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
117-41-0	111 FARM LAN	SD	DELAGI FAMIL

Detail Information

[Zoom To](#)

CAMA ID	117-41-0
MapPar	117-41
Key	7638
Fiscal Year	2026
Extension	0
Address	111 FARM LANE
Village	SD
Property Type	R
Owner	DELAGI FAMILY PROPERTIES
Co-Owner	
Owner Address	107 FARM LANE
Owner City	MA
Owner State	
Owner Zip	02660
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	08/12/24 00:00:00
Book	N/A
Page	N/A
Certificate	229147
Last Sale Price	1775000.0000
Total Value	\$1,700,600.00
Land Value	\$761,200.00
Building Value	\$939,400.00
Detached Building Value	\$0.00
Acres	0.61
Prev Year Total Value	\$1,646,700.00

About

Layers

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