



Town of Dennis
Zoning Board of Appeals
In Person Only
Public Meeting Notice March 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 March 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://www.zoom.us/join>

Meeting ID: 878 003 6813

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID:

AGENDA

1. PUBLIC HEARINGS:

1. **22 Woodland Drive (ZBAS-25-4)**: Charles H Alix ET UX, 46 Great Road, Sudbury, MA (01776) C/O Paul Sweetser is seeking a Special Permit for the increase in the footprint of a non-conforming structure, an approximately 177 sf addition on the back of the house, on a non-conforming lot. Located on a property in the R-40 Zoning District in the AE Flood Zone at 22 Woodland Drive, West Dennis (Assessor's Map 49, Parcel 30).
2. **71 Old Main Street (SP-028999-2024)**: 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 and February 24, 2025 without testimony.**
3. **55 Lower County Road Unit-11 (PBSP-25-1)**: 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). **Continued from February 24, 2025 without testimony.**
4. **91 Depot St Unit # 14 (ZVAR-25-1)**: Terry Brennan, 91 Depot St, P.O. Box 1464; Condo 14, 2nd Floor, Dennisport, MA 02639, C/O Law Offices of Paul R. Tardif, is seeking a Variance to add a second floor



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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). **Continued from February 24, 2025 without testimony.**

5. **36 DEPOT STREET (SP-031200-24)**: 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). **Continued from January 27, 2025 and February 24, 2025**

6. **174 LOWER COUNTY ROAD (SP-029919-2024)** **To be Continued without testimony**: Jon Hall, P.O. Box 636, Dover, MA 02030, is seeking a Special Permit to expand the footprint and height of a pre-existing non-conforming building on a non-conforming lot and possible change of use. Located on a property in the Resort Residential (RR) Zoning District at 174 Lower County Road, Dennisport, MA (Assessor's Map 36, Parcel 44). **Continued from January 27, 2025 without Testimony**

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.