



Received
Dennis Town Clerk
Date: April 24, 2025
Time: 12:09 PM

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Town of Dennis – Zoning Board of Appeals
Public Meeting Notice
Hybrid Meeting

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, amended on March 28, 2025, the **Zoning Board of Appeals will hold a public meeting on Monday April 28, 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: **878-003-6813**

AGENDA

1. PUBLIC HEARINGS:

1. **25 West Wind Drive (ZBAS-25-6):** Mary Connaughton, 1 Tomkins Lane, Framingham, MA (01702) C/O Paul Sweetser, P.O. Box 1146, Dennisport, MA 02639, is seeking a Special Permit to remove a first-floor bedroom and add a second-floor master bedroom, resulting in an increase in height and lot coverage where the current structure exceeds lot coverage to a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 25 West Wind Drive, Dennis (Assessor's Map 334, Parcel 81).
2. **33 ANGELO ROAD (ZBAS-25-5):** Thomas Roodhouse, 16 Lancashire Drive, Mansfield, MA 02048 C/O Paul Sweetser, P.O. Box 1146, Dennisport, MA 02639 is seeking a Special Permit to add a covered front entry resulting in an increase in the footprint of a non-conforming structure that will extend lot coverage where the existing structure currently exceeds 15% on a non-conforming lot. Located on a property in the R-40/R-60, Old Kings Highway Historic Zoning District at 33 Angelo Road, Dennis (Assessor's Map 345, Parcel 65).
3. **33 Santucket Road (ZBAS-25-10):** Laura Soule, 12 Eric Drive, Granby, CT (06035) C/O Jordan Race, 159 Old Main Street, Yarmouth, MA 02664, is seeking a Special Permit to add a half-bath, laundry and entry resulting in an increase in lot coverage on a non-conforming lot with insufficient lot width. Located on a property in the R-40 Zoning District in an AE Flood Zone, at 33 Santucket Road, West Dennis (Assessor's Map 27, Parcel 101).

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.



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4. **54 SURFSIDE ROAD (ZBAS-25-9)**: Michael Sams, 14 Crownridge Road, Westboro, MA 01581, C/O Robert Perry, PO Box 1517, East Dennis, MA 02641 is seeking a Special Permit to raze a nonconforming single-story single-family dwelling and replace it with a two and a half-story single-family dwelling. Located on a property in the R-40 Zoning District within the AE Flood Zone at 54 Surfside Road West Dennis (Assessor's Map 27, Parcel 150).
5. **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 11/24 and 2/28/25 without testimony and March 24, 2025 with testimony.**
6. **174 LOWER COUNTY ROAD (SP-029919-2024)**: 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 and March 24, 2025 without Testimony.**
7. **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 w/ Testimony; February 24, 2025 and March 24, 2025 without testimony.**
2. **ADMINISTRATIVE BUSINESS:**
 - 1) Zoning Board of Appeals Minutes:

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