

**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 Parcel 81).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

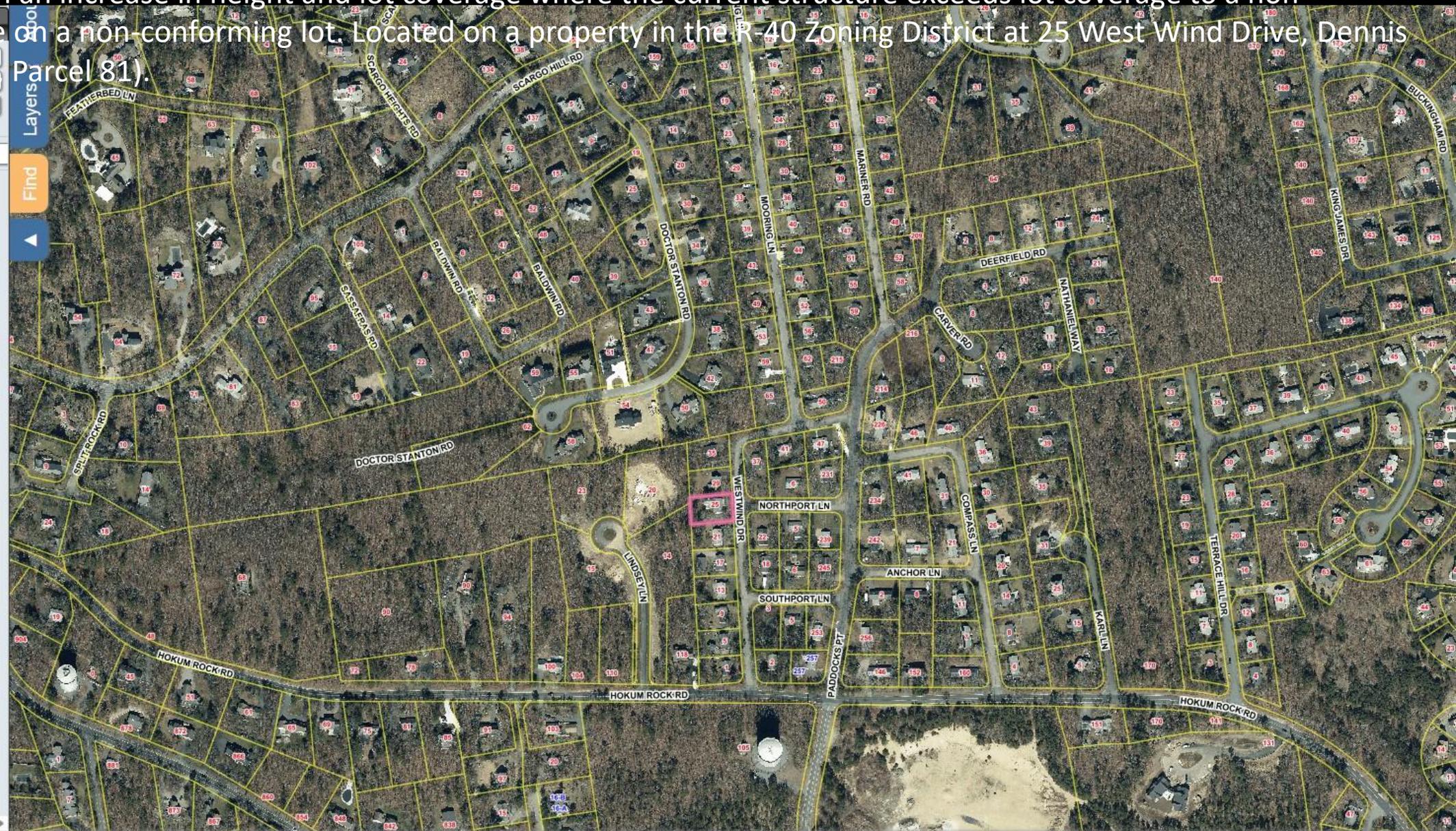
**Results Summary**

**Parcels**

Parcel ID	Address	Village	Owner
334-81-0	25 WEST WIN	DE	CONNAUGHTO

**Detail Information**

Key	13714
Fiscal Year	2026
Extension	0
Address	25 WEST WIND DRIVE
Village	DE
Property Type	R
Owner	CONNAUGHTON MARY Z TRU
Co-Owner	M Z C TRUST
Owner Address	1 TOMKINS LANE
Owner City	FRAMINGHAM
Owner State	MA
Owner Zip	01702
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	03/26/99 00:00:00
Book	12151
Page	289
Certificate	
Last Sale Price	0.0000
Total Value	\$583,100.00
Land Value	\$165,700.00
Building Value	\$415,100.00
Detached Building Value	\$2,300.00
Acres	0.22
Prev Year Total Value	\$555,500.00
Property Card	<a href="#">PK Field Card</a>



Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage:

Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
334-81-0	25 WEST WIN	DE	CONNAUGHTO

Detail Information Zoom To

CAMA ID	334-81-0
MapPar	334-81
Key	13714
Fiscal Year	2026
Extension	0
Address	25 WEST WIND DRIVE
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State Class Desc	SINGLE FAMILY
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Building Value	\$415,100.00
Detached Building Value	\$2,300.00
Acres	0.22
Prev Year Total Value	\$555,500.00

- About
- Layers
- Find



Find Abutters



Paul E. Sweetser  
**PROFESSIONAL LAND SURVEYOR**

(508) 737-7560

P.O. Box 1146 · Dennis Port, MA 02639

**Narrative**

to accompany the application for Special Permit for property located at  
22 West Wind Drive - Dennis (Assessors Map: 334 Parcel: 81)

March 18, 2025

Special Permit Request under Section 2.4.1.2 of the Dennis Zoning By-Laws

The house was built in 1969 per Town records as a single story, two bedroom dwelling. The existing dwelling footprint is 1,519 square feet to the drip edge and is 15.19% coverage which is 0.19% over the 15% allowed. The proposed addition is removing one bedroom downstairs and creating a master bedroom upstairs. The total footprint area of the addition is 30 square feet to the drip edge added to the existing 1,519 square feet makes the total building area 1,549 square feet representing 15.49% coverage. We are not proposing any expansion into the setback requirements.

The neighborhood consists of single family residential homes and this house will remain as such. This project will not add any additional traffic or increase the need for additional utilities.

Provided:

EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN DENNIS AS  
PREPARED FOR MZC TRUST

By Paul E. Sweetser, Professional Land Surveyor at a scale of 1"=20'.

Floor plan and elevation plan by DGA (Daniel Garte Architect).

**Special Permit Request under Section 2.4.1.2 of the Dennis Zoning By-Laws**

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NOTE: SETBACK LOCATION PER AS-BUILT PLAN ON RECORD IN THE DENNIS BOARD OF HEALTH AND ARE ONLY APPROXIMATE.

GROUND SURVEY PERFORMED BETWEEN DECEMBER 17, 2024 AND FEBRUARY 4, 2025.

ELEVATIONS SHOWN ARE IN FEET ABOVE AN ASSUMED DATUM. CONTIGUOUS ARE PROVIDED AT ONE FOOT INTERVALS.

HOUSE BUILT IN 1989 ACCORDING TO THE DENNIS ASSESSORS DATA BASE.

SEE DECLARATION OF TRUST ESTABLISHING MZC TRUST DATED MARCH 26, 1990.

THERE IS AN "EASEMENT" AT THE REAR OF THE PROPERTY IN FAVOR OF MARY J. CONNOLIGHTON, TRUSTEE OF MZC TRUST AND FILED IN DEED BK 52772 PG. 320.

**EXISTING/PROPOSED CONDITIONS PLAN  
OF LAND IN DENNIS, MASSACHUSETTS  
AS PREPARED FOR MZC TRUST**

THE PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 250002050J DATED JULY 16, 2014

ZONING DISTRICT(S)	NO. LIVING FLOORPLAN	RAO	"X"
SUBJECT	EXISTING	PROPOSED	PROPOSED
LOT AREA(SQUARE FEET)	10,000±	40,000	NO CHANGE
FRONTAGE(NEAR FEET)	85.00'	100'	NO CHANGE
YARD SETBACK-FRONT(FEET)	22.81'	25'	NO CHANGE
YARD SETBACK-SIDE(LEFT)	10'±2.28'±25.10'	10'	NO CHANGE
YARD SETBACK-REAR(LEFT)	38.43'	25'	NO CHANGE
BUILDING COVERAGE(%)	15.19%	10%	15.49%
BUILDING HEIGHT (ACTUAL)	16.74'	NO CHG	22.42'
BUILDING HEIGHT (ELEVATIONS)	100.59'	133.85(1)'	136.27'

(1) AVERAGE GRADE = 104.96+104.58+103.73+103.64+102.79+518.27/5=103.85+30=133.85'  
ALLOWED HEIGHT

TO MZC TRUST  
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION I FIND THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS THE LOCATION OF THE DWELLING IS AS SHOWN HEREIN.

MARCH 15, 2025  
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE  
PLBK 200 PG.81  
(LOT 73)

LOCUS ADDRESS:  
25 WEST WIND DR.  
(DENNIS)

SCALE: 1"=20'

DATE DRAWN:  
MARCH 15, 2025

FILE: 3350-00



25 Westwind Dr  
Dennis, Massachusetts  
[View on Google Maps](#)







© 2024 Coool







NOTE: SETBACK LOCATION PER AS-BUILT PLAN ON RECORD IN THE DENNIS BOARD OF HEALTH AND ARE ONLY APPROXIMATE.

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HOUSE BUILT IN 1989 ACCORDING TO THE DENNIS ASSESSORS DATA BASE.

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ZONING DISTRICT(S)	NO. LIVING FLOORPLAN	RAO	"X"
SUBJECT			
LOT AREA(SQUARE FEET)	10,000±	40,000	NO CHANGE
FRONTAGE(NEAR FEET)	85.00'	100'	NO CHANGE
YARD SETBACK-FRONT(FEET)	22.81'	25'	NO CHANGE
YARD SETBACK-REAR(LEFT)	10'±2.28'±25.10'	10'	NO CHANGE
YARD SETBACK-REAR(RIGHT)	38.43'	25'	NO CHANGE
BUILDING COVERAGE(%)	15.19%	10%	15.49%
BUILDING HEIGHT (ACTUAL)	16.74'	NO LIMIT	22.42'
BUILDING HEIGHT (ELEVATIONS)	100.59'	133.85(1)'	136.27'

(1) AVERAGE GRADE = 104.96+104.58+103.73+103.64+102.79+516.27/5=103.85+30=133.85'  
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MARCH 15, 2025  
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE  
PLBK 200 PG.81  
(LOT 73)

LOCUS ADDRESS:  
25 WEST WIND DR.  
(DENNIS)

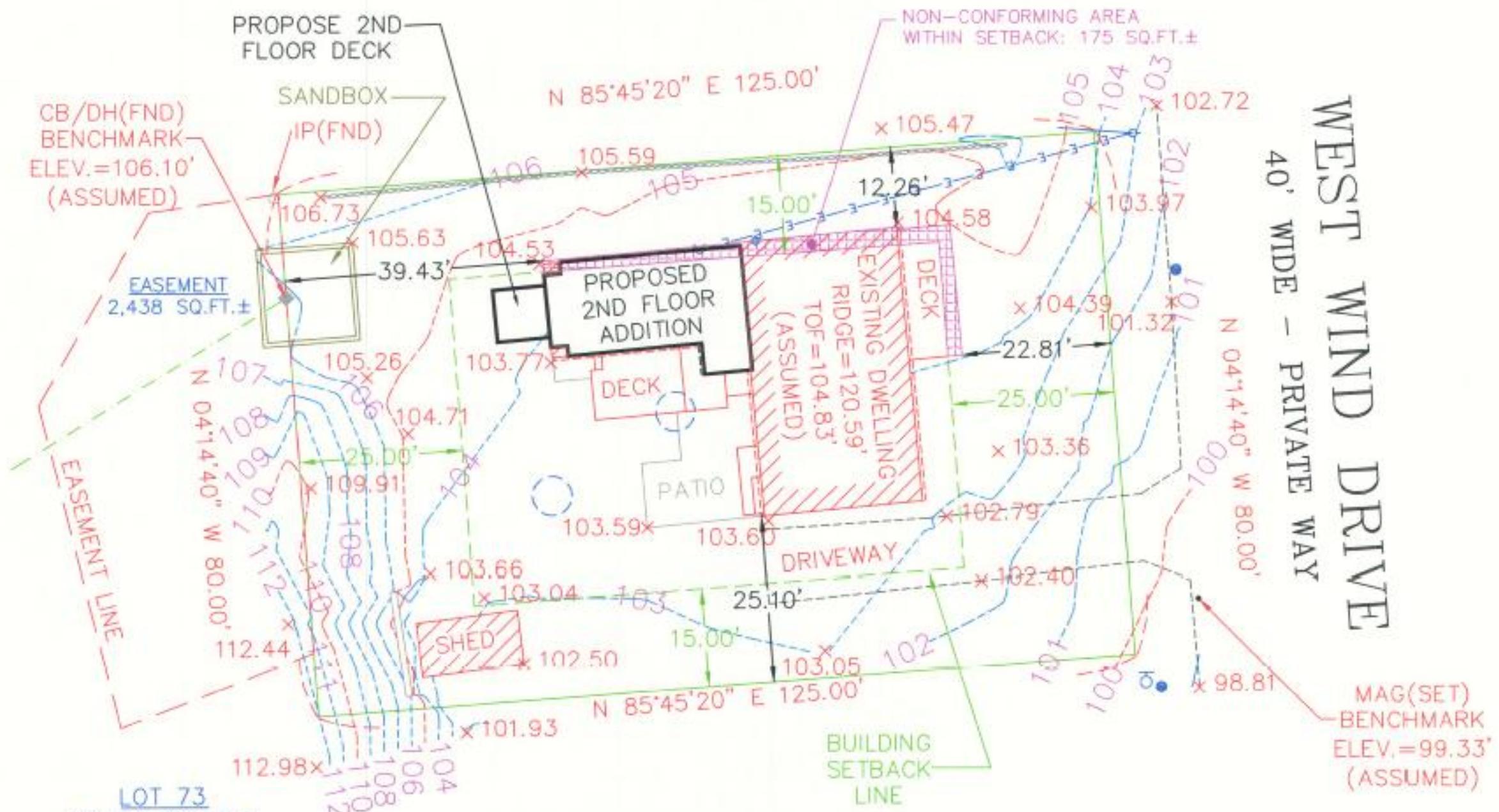
SCALE: 1"=20'

DATE DRAWN:  
MARCH 15, 2025

FILE: 3350-00



# WEST WIND DRIVE 40' WIDE - PRIVATE WAY



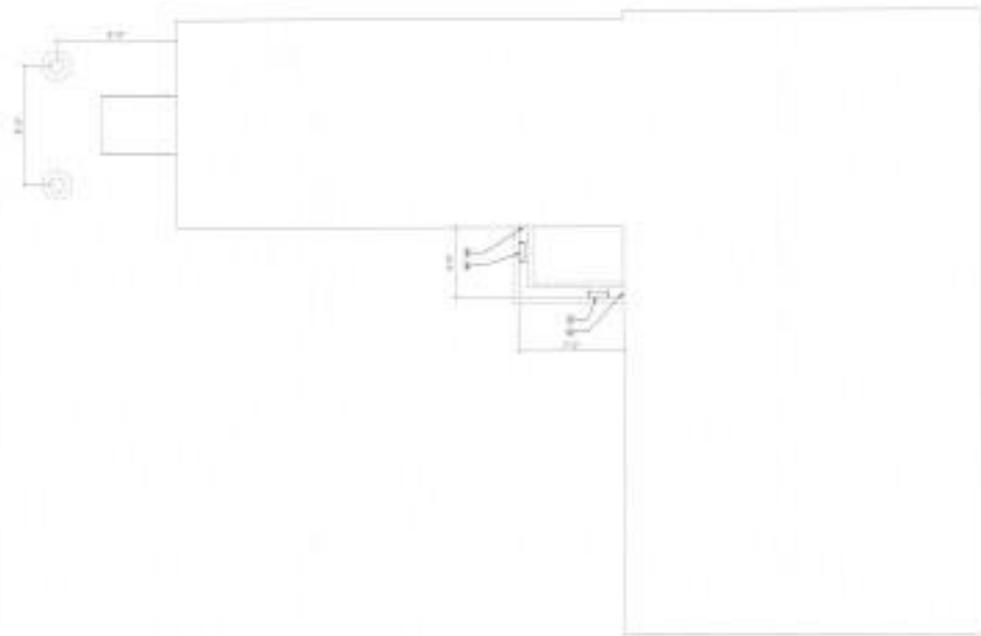
**LOT 73**  
10,000 SQ.FT.±  
0.23 ACRES±

**PROPOSED CONDITIONS**

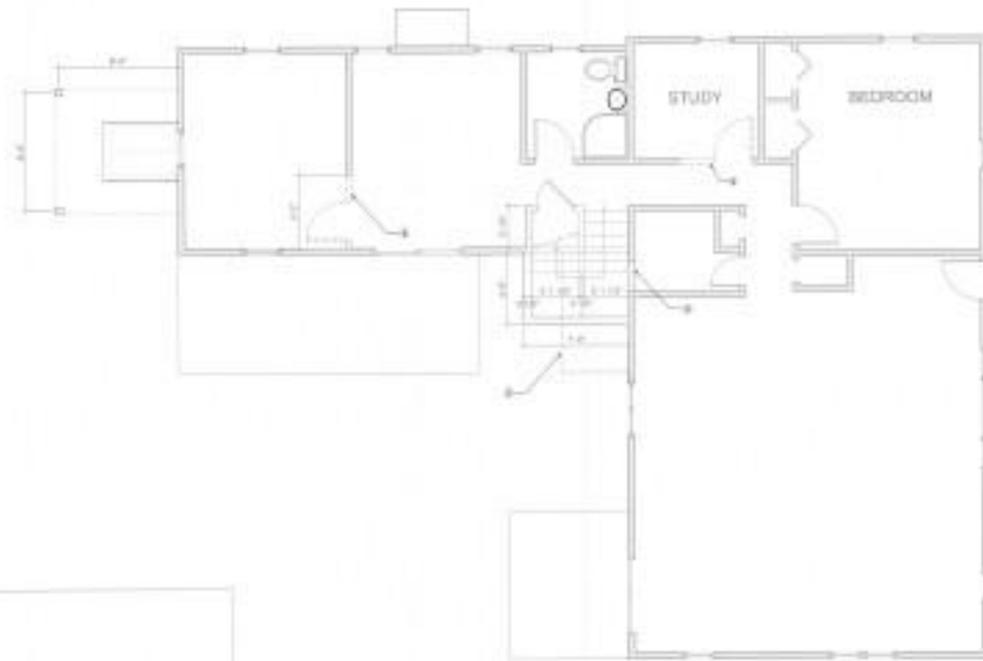
ZONING DISTRICT(S) INCLUDING FLOODPLAIN R40 "X"

SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	10,000±	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	80.00'	100'	NO CHANGE
YARD SETBACK-FRONT(FEET)	22.81'	25'	NO CHANGE
YARD SETBACK-SIDE(FEET)	(R)12.26'(L)25.10'	15'	NO CHANGE
YARD SETBACK-REAR(FEET)	39.43'	25'	NO CHANGE
BUILDING COVERAGE(%)	15.19%	15%	15.49%
BUILDING HEIGHT (ACTUAL)	16.74'	30.00'	22.42'
BUILDING HEIGHT (ELEVATION)	120.59'	133.85'(1)	126.27'

(1) AVERAGE GRADE-  $104.58+104.53+103.77+103.60+102.79=519.27/5=103.85+30=133.85'$   
 ALLOWED HEIGHT



FOUNDATION PLAN



FIRST FLOOR PLAN

General Notes

ALERTING EMPLOYEES IN  
SPACES.

SMOKE DETECTORS  
FIRST FLOOR INSTALL 1 SMOKE DETECTOR  
IN GARAGE, INSTALL 1 SMOKE/HEAT  
RESISTANT DETECTOR IN EACH AT  
BOTTOM OF STAIR.

SECOND FLOOR INSTALL 1  
SMOKE/HEAT RESISTANT DETECTOR IN  
GARAGE AT TOP OF STAIR AND ALL 1  
GARAGE DETECTOR IN GARAGE OF  
RESIDENCE.

ALL DETECTORS TO COMMUNICATE WITH  
EXISTING SYSTEM.

No.	Revised/Issued	Date

**EGA**

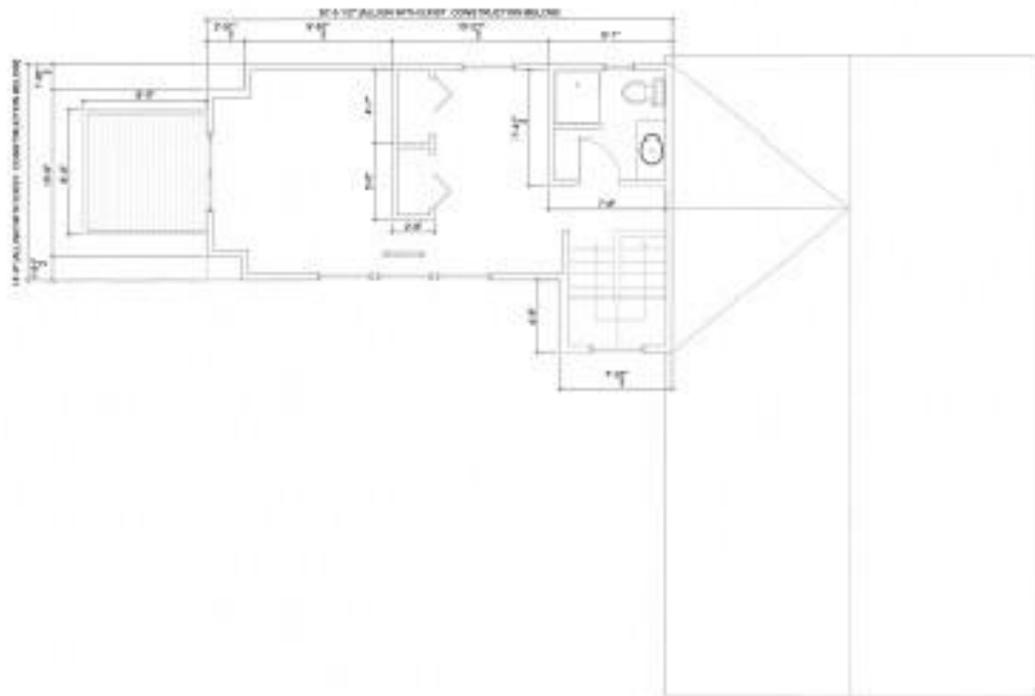
ENGINEERING & ARCHITECTURE  
INCORPORATED

Project Name and Number  
**ALTERATIONS TO  
CONNAUGHTON RESIDENCE  
38 WESTING DRIVE  
DENNIS, MA**

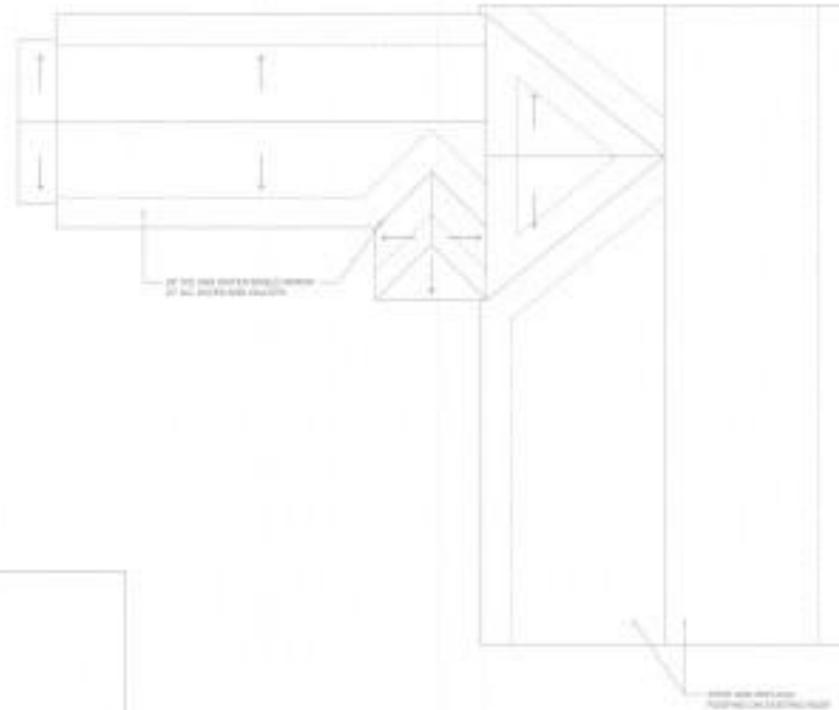
**FOUNDATION & FIRST FLOOR PLAN**

Scale	
Date	
Sheet	

**A-1**



SECOND FLOOR PLAN



ROOF PLAN

Scale: 1/8\"/>

ALL EXISTING PARTITIONS SHOWN SHADDED

SMOKE DETECTORS:  
FIRST FLOOR: INSTALL 1 HEAT SMOKE  
IN GARAGE. INSTALL 1 SMOKE/CARBON  
MONOXIDE DETECTOR IN CEILING AT  
BOTTOM OF STAIR.

SECOND FLOOR: INSTALL 1  
SMOKE/CARBON MONOXIDE DETECTOR IN  
CEILING AT TOP OF STAIR AND 1  
SMOKE DETECTOR IN BEDROOM.

ALL DETECTORS TO COMMUNICATE WITH  
EXISTING SMOKE

No.	Description/Notes	Date

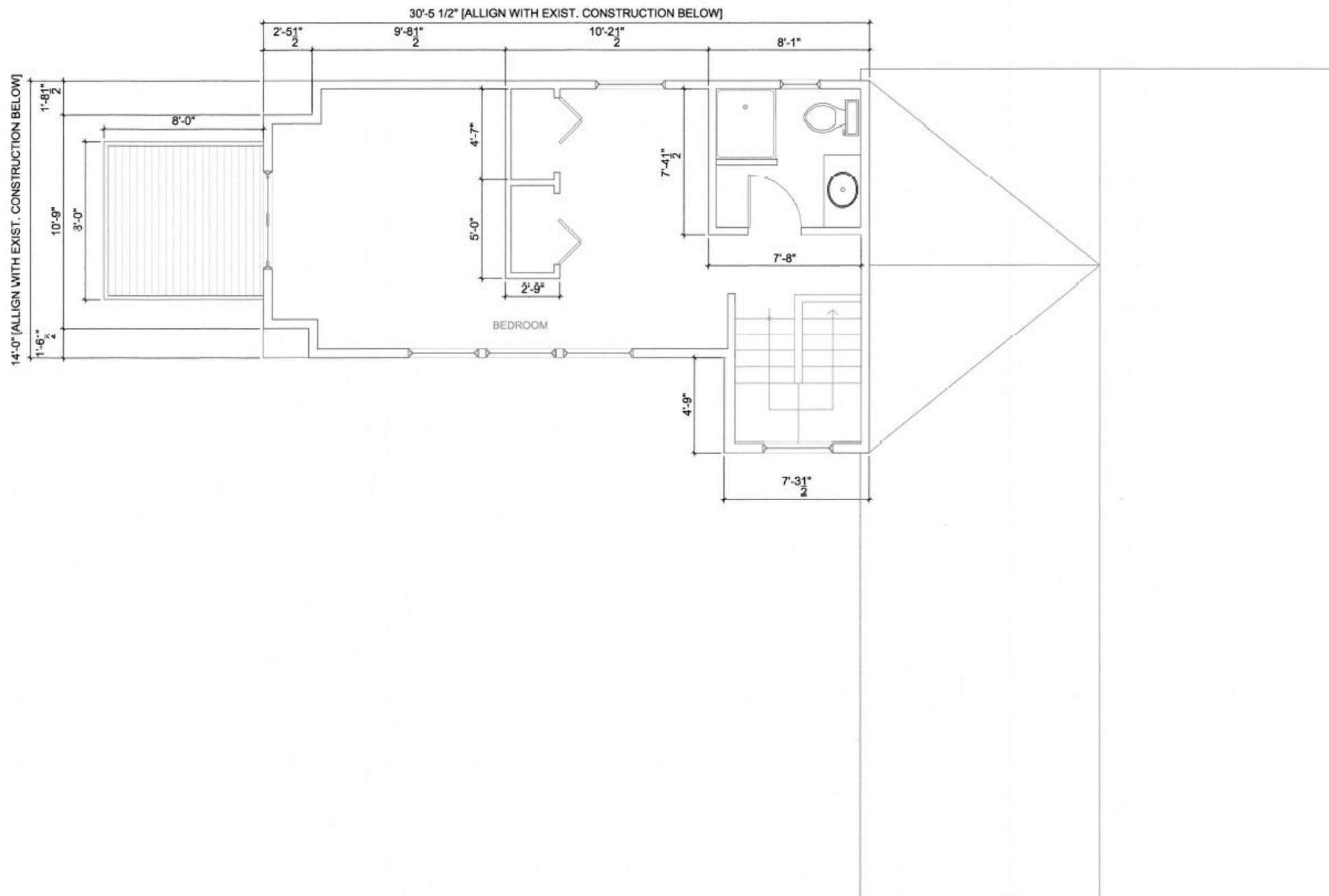
**DCA**

DESIGN CENTER ARCHITECTS  
100 WEST 10TH STREET  
BOSTON, MA 02111

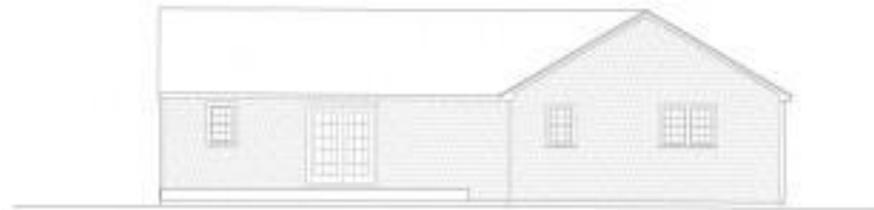
Project Name: 03-0000  
**ALTERATIONS TO  
CORNAUGHTON RESIDENCE**  
25 WESTWIND DRIVE  
DENNIS, MA

REVISED BY: TMS & DRYE DVM

Project:	Sheet:
03-0000	A-2
Date:	2-1-10



SECOND FLOOR PLAN



EXISTING SOUTH ELEVATION



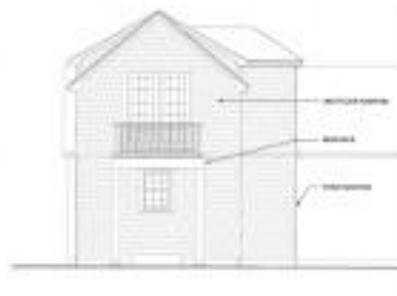
EXISTING EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

General Notes

ALL IDENTIFICATIONS SHOWN SHADDED

SMOKE DETECTORS:  
FIRST FLOOR: INSTALL 1 HEAT DETECTOR IN GARAGE. INSTALL 1 SMOKE/HEAT/CO MONITOR DETECTOR IN CEILING AT BOTTOM OF STAIR.

SECOND FLOOR: INSTALL 1 SMOKE/HEAT/CO MONITOR DETECTOR IN CEILING AT TOP OF STAIR. INSTALL 1 SMOKE DETECTOR IN CEILING OF BEDROOM.

ALL DETECTORS TO COMMUNICATE WITH EXISTING SYSTEM.

No.	Revisions/Issues	Date

**IGA**

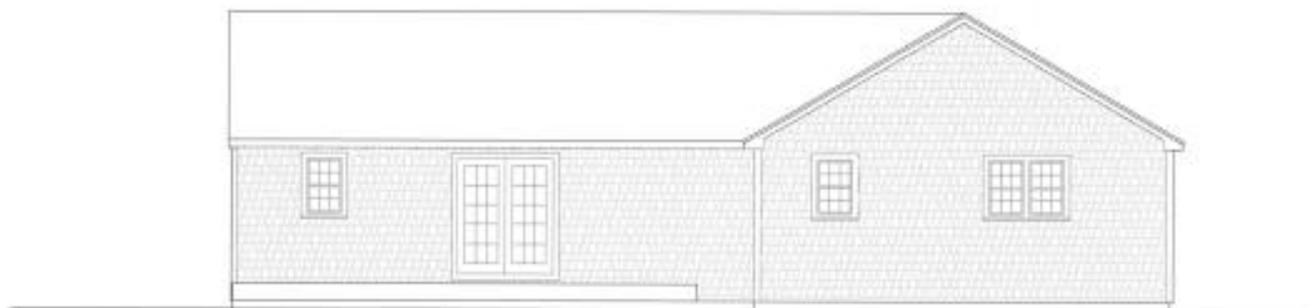
10001 LANE, WASHINGTON, DC 20004  
TEL: (202) 462-1100

Project Name and Address  
**ALTERNATIVES TO COMMUNICATOR RESIDENCE  
23 WASHINGTON DRIVE  
SARASOTA, FL**

ELEVATIONS

Scale  
Date  
Sheet  
2 of 10

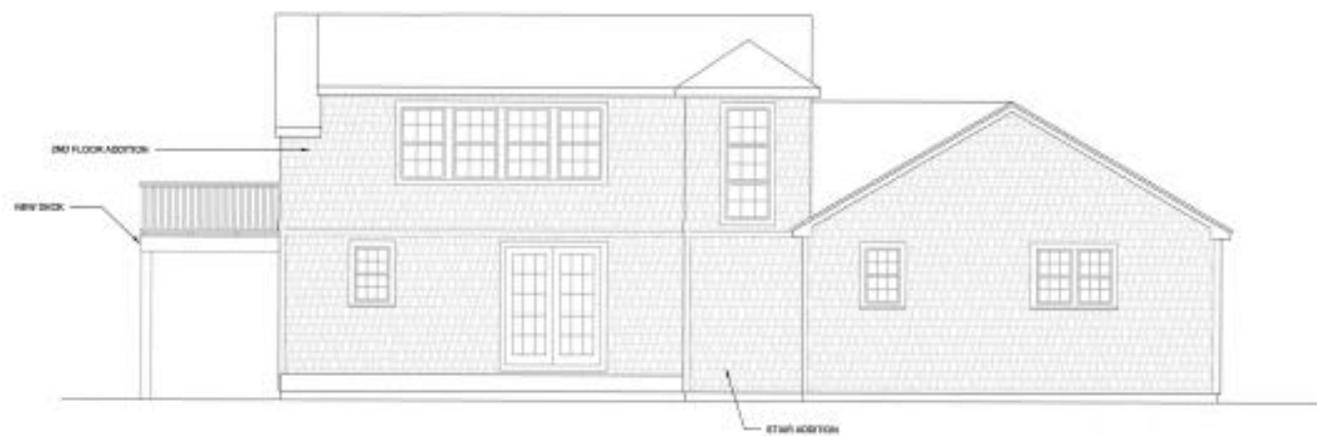
A-3



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

Commonwealth of Massachusetts



**TOWN OF DENNIS  
BUILDING DEPARTMENT  
ZONING REFERRAL LETTER**  
685 Route 134, South Dennis, MA 02660  
(508) 760-6157

**PERMIT NUMBER:**  
ZDET-25-10  
**DATE OF REFERRAL:**  
March 17, 2025  
**FEES PAID:**  
\$50.00

**OWNERS NAME:** CONNAUGHTON MARY Z TRUSTEE

**PROPERTY ADDRESS OF WORK:** 25 WEST WIND DRIVE, DENNIS, MA, 02638

**MAP & PARCEL:** 334-81-0

**DETERMINATION OF REFERRAL:** ZBA Special Permit required per 2.4.1.2 for increased building height and lot coverage where the current structure exceeds lot coverage to a non-conforming structure on a non-conforming lot.

**ISSUED BY:**

**DESCRIPTION OF WORK BY APPLICANT:**  
Remove roofline of rear addition, construct second story bedroom/bath, demolition of chimney.

A handwritten signature in black ink, appearing to read "Paul [unclear]", is written over the "ISSUED BY:" label.