



Town of Dennis

685 Route 134, South Dennis, MA 02660 / Telephone: 508-394-8300 Fax: 508-394-8309

33 Angelo Road

ZBA SPECIAL PERMIT STAFF REVIEW – April 24, 2025

NOTE TO THE APPLICANT: The staff review is prepared for the Board of Appeals and is provided to applicants to inform them of issues that have arisen during the review of the application. The hearing is based upon the plans originally filed – the plans that the public were able to review upon receiving notice.

APPLICANT:	Thomas Roodhouse C/O Paul Sweetser
PROJECT ADDRESS:	33 Angelo Road Dennis, MA 02638
MAP AND LOT NUMBER:	Map 345 Lot 65 (0.114 acres – 11609 sf)
APPLICANT ADDRESS:	P.O. Box 1146, Dennisport, MA 02639
CASE NUMBER:	ZBAS-25-5
ZONING:	R-40
HEARING DATE:	April 28, 2025

1. **Project Summary; Request per Zoning Bylaw; Plan Citations**
2. **Plans Specifications; Basic Site Data**
3. **Actions Requiring Findings**
4. **§ 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal**
5. **Town Department Comments**
6. **Proposed Conditions**

PROPOSAL	Adding a covered front entry
PROJECT SUMMARY	<ul style="list-style-type: none"> • The House was built in 1946 as a four-bedroom dwelling. • The proposed addition is a covered entry over a relocated front door. • No expansion into the setbacks.
REQUEST	Finding per: § 2.4.1.2.B - Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental (B.1) for an Increase in the footprint of a structure that <u>does not comply with one or more required setbacks</u> where the <u>alteration will extend lot coverage or building height</u> where a structure does not conform to current setback requirements;
PLOT PLAN	Existing and Proposed Conditions Plan of Land prepared for Desimone Builders by Paul Sweetser Professional Land Surveyor P.O. Box 1146 Dennisport MA, 02639. Plan consisting of 1 sheet with existing and proposed conditions. Plan dated Nov. 19, 2024, Revised Jan. 21, 2025 by Paul E. Sweetser.
BUILDING PLANS	Plans of 33 Angelo Road Dennis, MA 02638 prepared by DeSimone Building Company 62 Eagle Drive Mashpee, MA 02649. Plans consisting of 10 sheets with Cover Page & General Notes, Front Elevation, Side Elevations, Existing Photos/ Proposed Rendering, Proposed Additions, Foundation, Floor & Ceiling Joist Plan, Roof Plan, Cross Sections & Nailing Schedule, and Solar Ready Plan. Plan dated 1-15-20205 by David Desimone.

1.3.2 Plans and Specifications

REQUIREMENTS	PROVIDED ON PLAN
CERTIFIED PLOT PLAN INCLUDING	

LOCUS MAP	No
PERIMETER DIMENSIONS, INCLUDING FRONTAGE	No Change
AREA OF LOT	Yes
NAMES OF STREETS	Yes
NAMES OF ABUTTING PROPERTY OWNERS	No
DISTANCES EXISTING AND PROPOSED STRUCTURES TO PROPERTY LINES	Yes
PROPOSED ADDITONS/ALTERATIONS OF EXISTING BLDGS W/ SETBACKS	Yes
PROXIMITY OF WETLANDS	NA
EXISTING AND PROPOSED TOPOGRAPHYAND/OR OTHER LAND ISSUES	Yes
DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE PROPOSED CONDITIONS	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE EXISTING CONDITIONS	Yes

Basic Site Data	Required/ Allowed	Existing	Proposed
Frontage	100'	198.76'	198.76'
Front Setback	25'	19.22'	19.22'
Right Side Setback	15'	20.76'	20.76'
Left Side Setback	15'	0'	0'
Rear Setback	25'	32.32'	32.32'
Lot Area	40,000sf	11,609 sf	11,609 sf
Lot Width	100'	160.04'	160.04'
Non-conforming floor space within Setbacks		64	64
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period			0
Cumulative footprint size of all structures		1,793	1,917
Cumulative lot coverage (footprint) percent for all	15%	15.44%	16.55%
Cumulative floor space of all structures (F.A.R.)			
Cumulative floor space to lot area % all structures	30%		

§ 2.4.1.2 B Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental

ACTION	FINDING
B1 - Increase in the footprint of a structure that does not comply with one or more required setbacks where the alteration will extend lot coverage or building height where a structure does not conform to current setback requirements;	
B2 - Increase in the lot coverage of a structure where the structure currently exceeds lot coverage;	

§ 1.4.2.1 To hear and decide applications for special permits upon which the Board is empowered to act under this By-Law pursuant to M.G.L. ch. 40A. Special permits may be granted only upon a finding by the Board that the proposed use will not create a nuisance, hazard or congestion, or other significant harm to the neighborhood, nor cause derogation from the general purpose and intent of the By-Law, the stated district intent or applicable use criteria. It shall be the responsibility of the applicant for any special permit to show, to the satisfaction of the Special Permit granting authority, that the following criteria are met:

- a. The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **The site is used for residential purposes and will continue to be used as such.**
- b. Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **Residential uses are allowed within this district.**
- c. Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use; **Proposed alterations will not increase traffic to the site.**
- d. Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values; **Site will continue to be used in a fashion similar to that of other properties and historical use.**
- e. Adequacy of provision of utilities and other necessary or desirable public services; **The addition will not increase the need for utilities or other public services.**
- f. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; **The addition will not generate light, noise, litter, odor or other sources of nuisance.**
- g. Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat. **The addition will not degrade the natural environment.**

TOWN DEPARTMENTS COMMENTS:

- **PLANNING:**
 - The proposal is an upgrade to the look of the home with a covered front entry in a new location. Proposal is very small and not in any setbacks.
 - The Board can find that a lawful pre-existing non-conforming structure exists on the property and the proposed addition, as conditioned, will not be substantially more detrimental to the neighborhood than the existing structure.
- **NATURAL RESOURCES:** Area of addition appears to be outside Conservation jurisdiction.
- **HEALTH:** Located in an ESA. Will require a 16B variance filing as well as Title 5 System inspection.
- **ENGINEERING:**
 - The project as presented does not appear to alter >500 sf of ground area and is therefore NOT required to meet the intent of the Stormwater By-Law.
 - Engineering recommends linear erosion controls (silt fence/wattles) be provided as close the work areas as practical to contain stormwater runoff and sediment on site.
 - Roof drains directed to subsurface structures or drip trenches for infiltration shall be provided on all new construction (and existing dwelling as required).
 - All disturbed areas should be stabilized and revegetated as soon as practical. Existing vegetation and screening to the abutting properties should be maintained to extent practical.
 - The Plan submitted shows Angelo Road as a Town Way on the north border of the lot. No taking documents were found in town files for this road, and the road is considered Private. Also, the portion of road on the east border of the lot, shown as Angelo Road on the plan submitted, is considered by the town as Giuliani Road, a private way, as shown on PB 158-PG115.
 - The contractor should be responsible for maintaining the dirt road in pre-construction condition, as required, throughout construction. Construction vehicles should not park along the road edge in any manner which will impede traffic flow.
- **FIRE:** Signed-off as okay.

PROPOSED CONDITIONS	<ol style="list-style-type: none">1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required.2. Construction shall not commence before 7:00 am nor continue after 7:00 pm Monday through Friday and shall not commence before 7:00 am nor continue after 5:00 pm on Saturdays. No construction shall occur on Sundays.3. The addition shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is “Dark-Sky” compliant.4. Failure to comply with all conditions in the Board of Health Permit shall be deemed cause to revoke the ZBA Special Permit.5. The contractor shall be responsible for maintaining the road in a condition free of accumulated sediment during construction and all appropriate drainage and erosion control measures as suggested by town engineering comments shall be implemented.6. Construction vehicles shall not park in or block the road.
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