

1. **71 CROCKERS PATH, ED (ZBAS-25-14):** Alison Sherman and Norman Schneeberger, Trustees of the Nobscussett Angler Realty Trust, PO Box 146, West Chesterfield, NH, 03466 C/O James Norcross, Esq., PO Box 707, 156 Crowell Road, Chatham, MA 02633 is seeking a Special Permit for the voluntary demolition of an existing one-story non-conforming structure to be replaced by a new two-story structure not in the same footprint. Located on a property in the R-60 Zoning District, part of Old Kings Highway Historic District, in the AE & VE Flood zones at 71 Crockers Path, East Dennis (Assessor's Map 406, Parcel 2).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Find

Results Summary

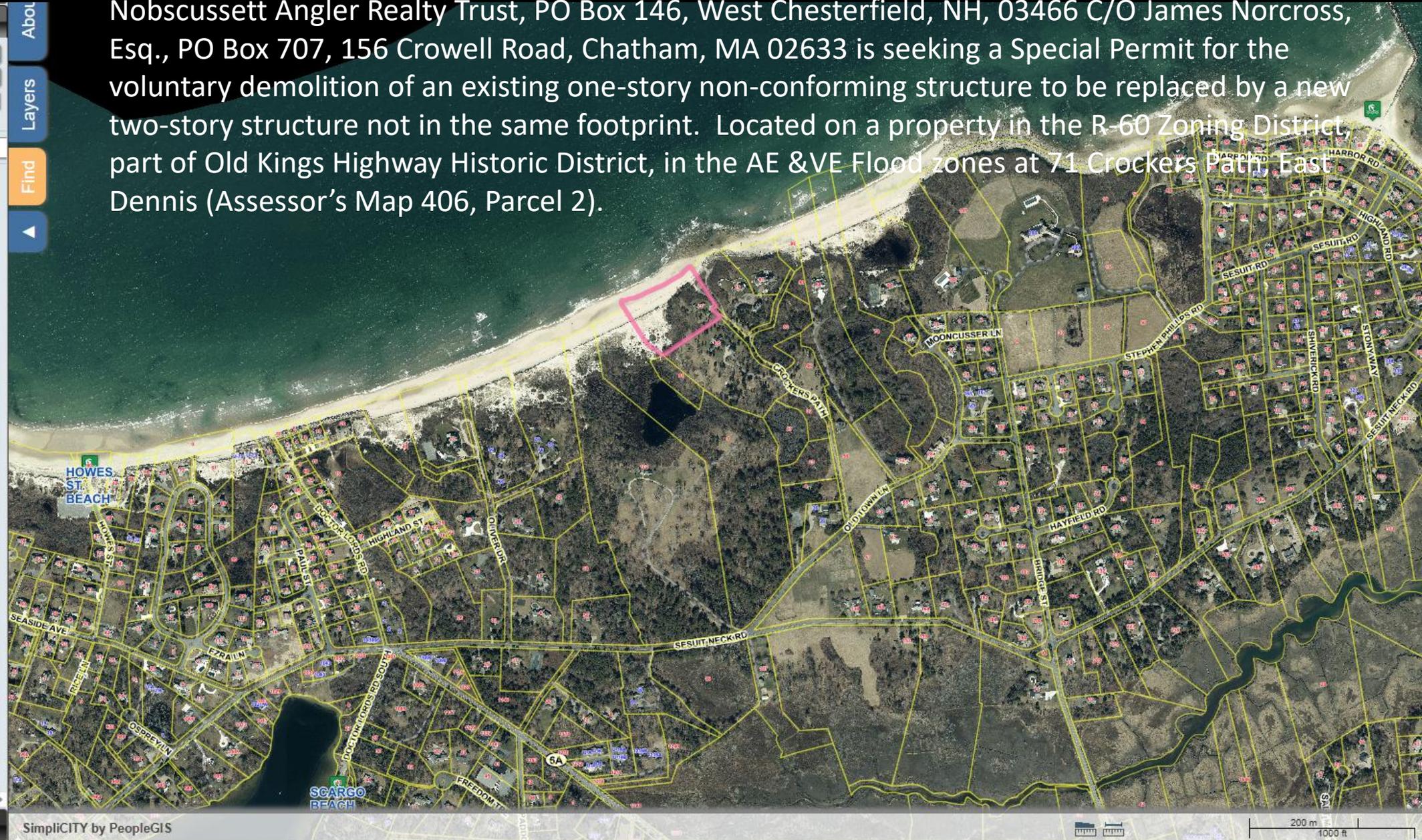
Parcels

Parcel ID	Address	Village	Owner
406-2-0	71 CROCKERS	ED	EPSTEIN CHAR

Detail Information [Zoom To](#)

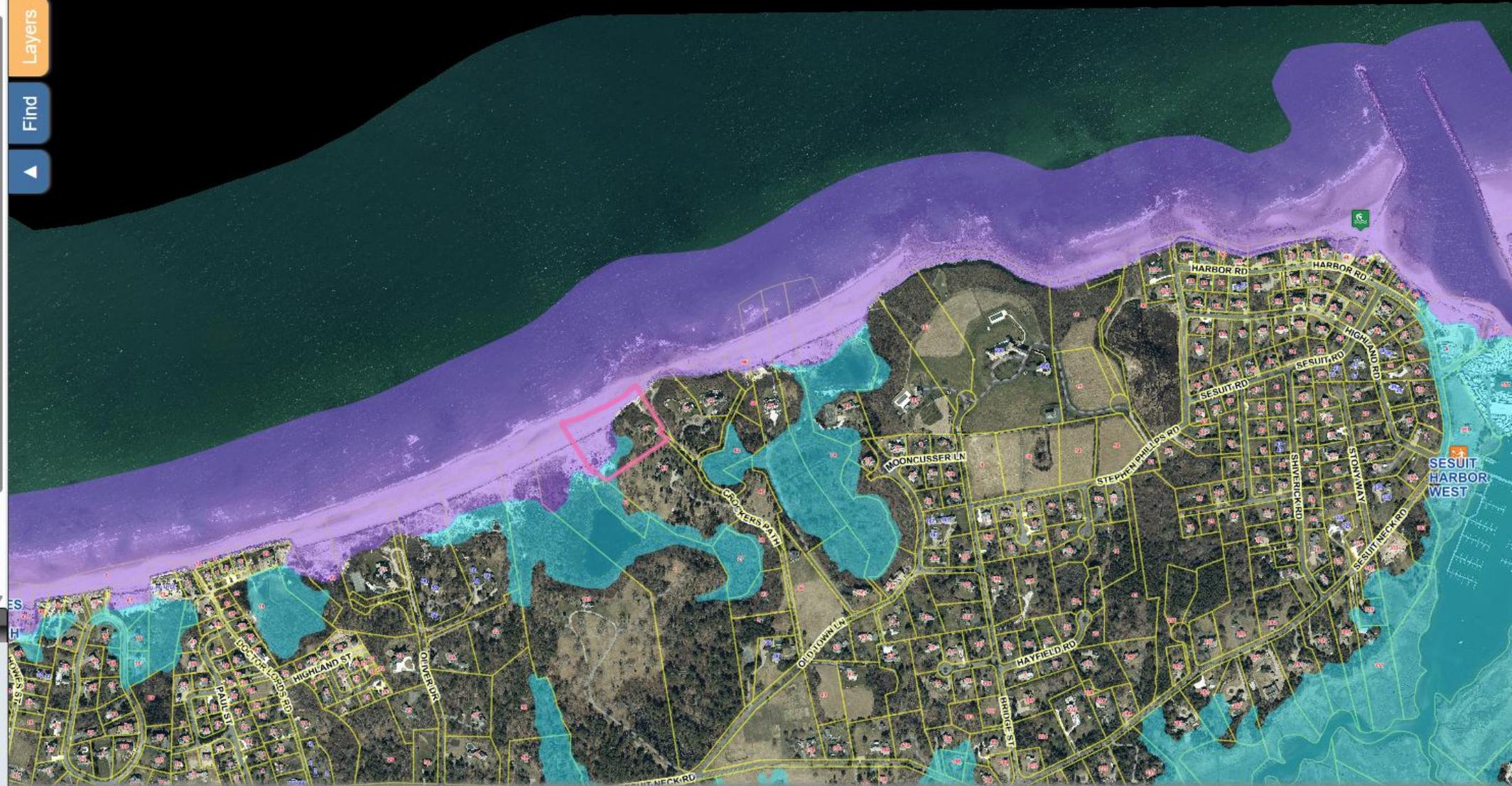
CAMA ID	406-2-0
MapPar	406-2
Key	16411
Fiscal Year	2026
Extension	0
Address	71 CROCKERS PATH
Village	ED
Property Type	R
Owner	EPSTEIN CHARLES TRUSTEE
Co-Owner	NOBSCUSETT ANGLER REAL
Owner Address	P O BOX 146
Owner City	WEST CHESTERFIELD
Owner State	NH
Owner Zip	03466
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	04/01/19 00:00:00
Book	31923
Page	265
Certificate	218986
Last Sale Price	2400000.0000
Total Value	\$4,493,830.00
Land Value	\$4,950,690.00
Building Value	\$369,900.00
Detached Building Value	\$0.00
Acres	3.85
Prev Year Total Value	\$4,311,250.00

Find Abutters

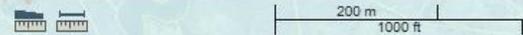


- Layers
- ▾ Village Boundaries (updated 2025)
- ▾ Hiking/Walking Trailways
- ▾ Environmental Justice 2020 (updated 2021)
- ▾ Zoning
- ▾ Historic Districts
- ▾ Condo and Cottage Colonies
- ▾ Infrastructure Points
- ▾ 2020 Aerial Planimetrics
- ▾ Hurricane SLOSH
- ▾ FEMA Flood Zones
 - ▾ FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - ▾ FEMA Flood Zone 2014 - AE
 - AE
 - ▾ FEMA Flood Zone 2014 - VE
 - VE
- ▾ Voting Precincts
- ▾ Elevation
- ▾ MassDEP Regulated Areas
- ▾ MA NHESP Certified Vernal Pools
- ▾ MA NHESP Potential Vernal Pools
- ▾ NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- ▾ NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- ▾ Land Use (Last Update 2013)
- ▾ Base Maps
 - Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map

- About
- Layers
- Find
- ▲



SimpliCITY by PeopleGIS



- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites (i)
 - Tier Classified Oil and/or Hazardous Material - 21E Sites (i)
 - DWD Zone II - Sept. 29 2005 - June 10 2012
 - Zone II Area - Old
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
- MA NHESP Certified Vernal Pools *
- MA NHESP Potential Vernal Pools ○
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Species Dennis
- Land Use (Last Update 2013)
- Private Access Ways
- Parcels
- Parcels w/Aerials
- ▼ Base Maps
 - Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map

About
Layers
Find



Simplicity by PeopleGIS



Layers

- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
 - Zoning (2025)
 - Medium Wind Facility Overlay District
 - Large Wind Facility Overlay District
 - Med. & Large Wind Facility Overlay Distr
 - Scenic Corridor
 - Residential 40
 - Residential 60
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Limited Business
 - Extensive Business
 - Industrial
 - Resort Residential
 - Seasonal Resort Community
 - Hotel Resort District
 - Dennis Port Village Center Area A
 - Dennis Port Village Center Area B
 - West Dennis Village Center District
 - West Dennis Village Center Support Dist
 - West Dennis Marine Open Space District
 - West Dennis Mixed Use Marine District
 - West Dennis Residential-Commercial
 - Quivet Neck-Crowes Pasture Resource Protection District
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points

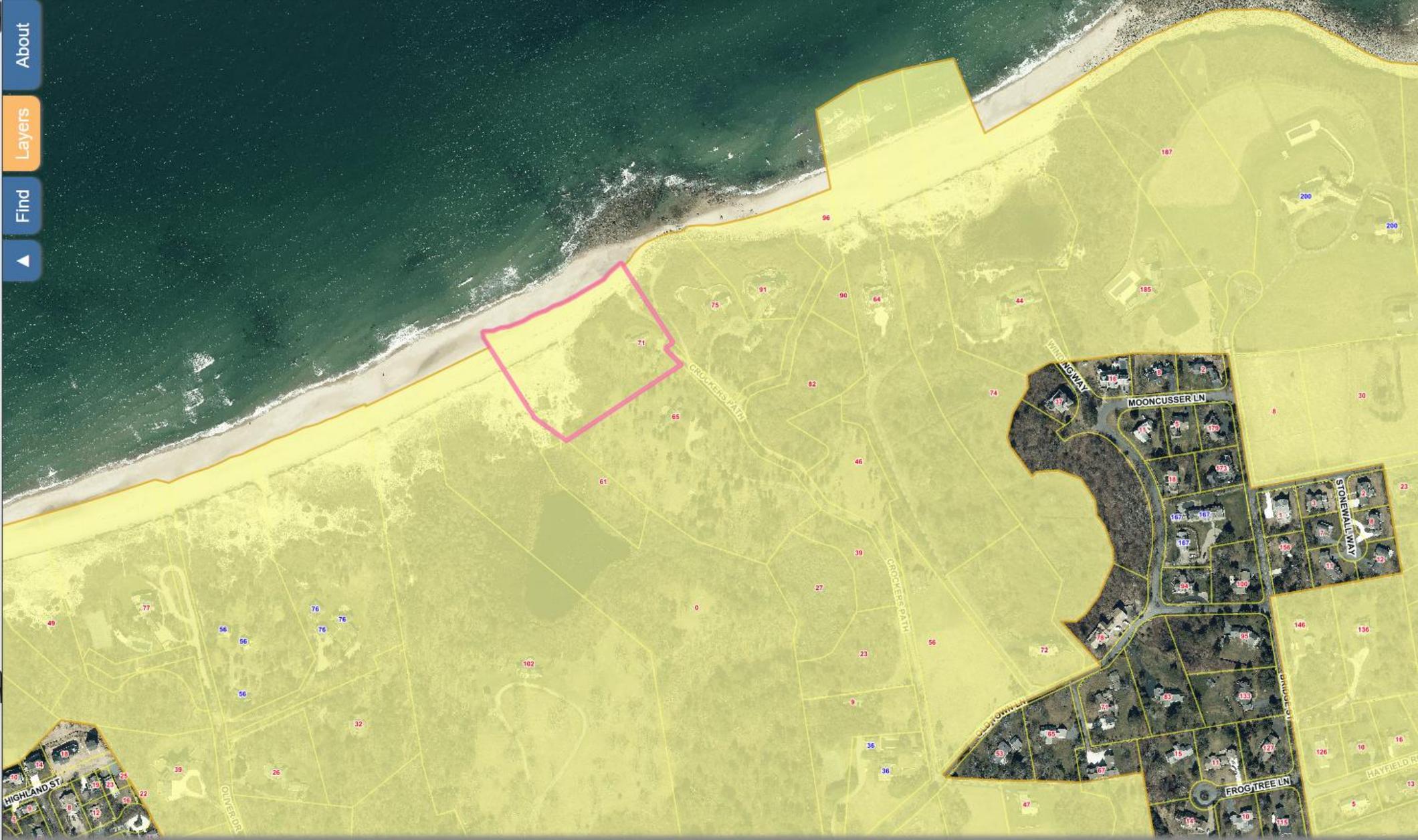
Base Maps

- Google Hybrid Map
- Google Street Map
- 2023 MassGIS Orthos
- CCC 2020 Aerial Imagery
- MassGIS 2014 Orthos
- MassGIS 2005 Orthos
- MassGIS 1994 Orthos
- Town Base Map

About

Layers

Find



- Layers
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- Land Use (Last Update 2013)
- Private Access Ways
- Parcels
- Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery
- Hillshade Donut

- Base Maps
- Google Hybrid Map
- Google Street Map
- 2023 MassGIS Orthos
- CCC 2020 Aerial Imagery
- MassGIS 2014 Orthos
- MassGIS 2005 Orthos
- MassGIS 1994 Orthos
- Town Base Map



- About
- Layers
- Find

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
406-2-0	71 CROCKERS	ED	EPSTEIN CHAR

Detail Information [Zoom To](#)

Key	16411
Fiscal Year	2026
Extension	0
Address	71 CROCKERS PATH
Village	ED
Property Type	R
Owner	EPSTEIN CHARLES TRUSTEE
Co-Owner	NOBSCUSETT ANGLER REAL
Owner Address	P O BOX 146
Owner City	WEST CHESTERFIELD
Owner State	NH
Owner Zip	03466
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	04/01/19 00:00:00
Book	31923
Page	265
Certificate	218986
Last Sale Price	2400000.0000
Total Value	\$4,493,830.00
Land Value	\$4,950,690.00
Building Value	\$369,900.00
Detached Building Value	\$0.00
Acres	3.85
Prev Year Total Value	\$4,311,250.00
Property Card	PK Field Card

- About
- Layers
- Find



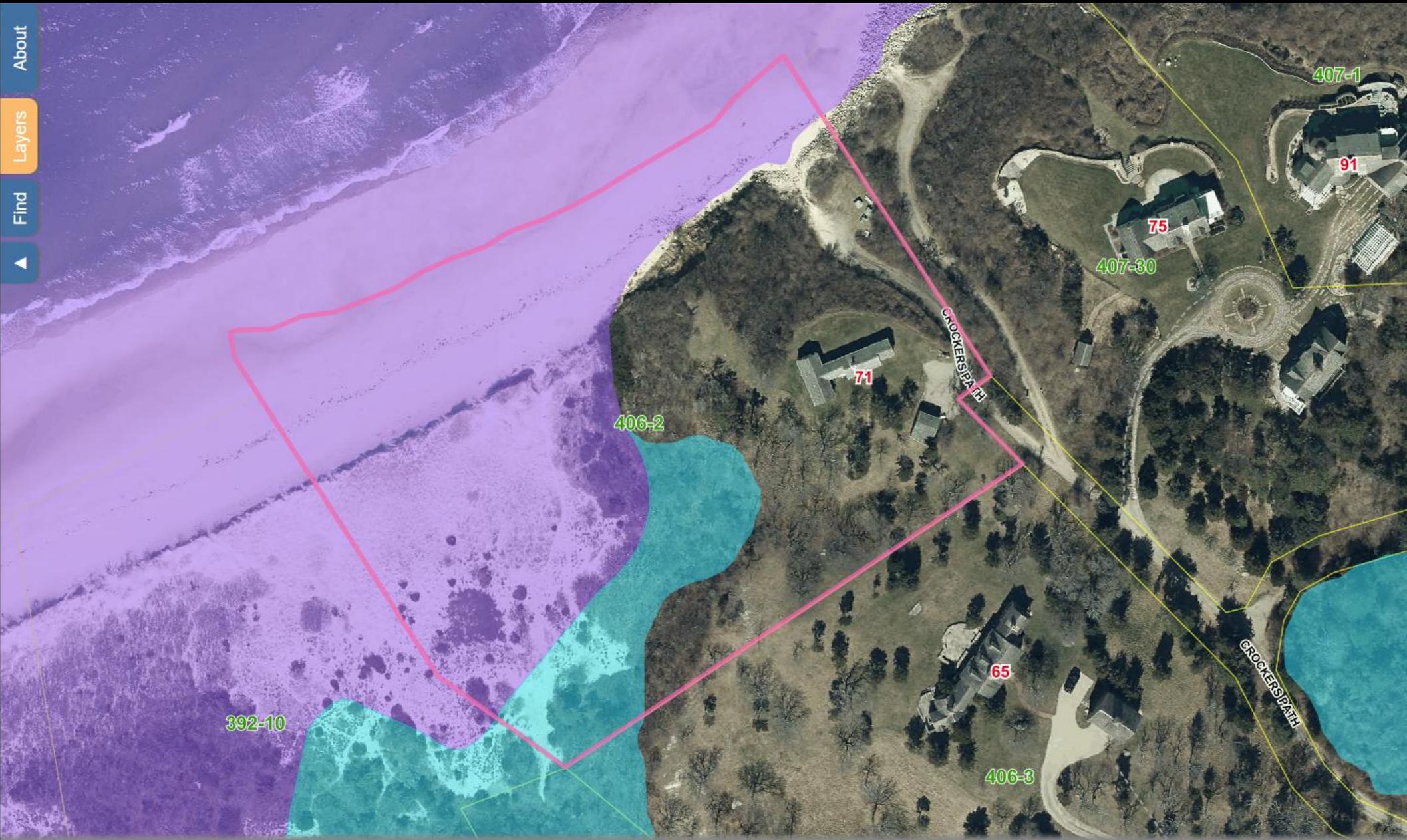
Layers

- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- Land Use (Last Update 2013)

Base Maps

- Google Hybrid Map
- Google Street Map
- 2023 MassGIS Orthos
- CCC 2020 Aerial Imagery
- MassGIS 2014 Orthos
- MassGIS 2005 Orthos
- MassGIS 1994 Orthos
- Town Base Map

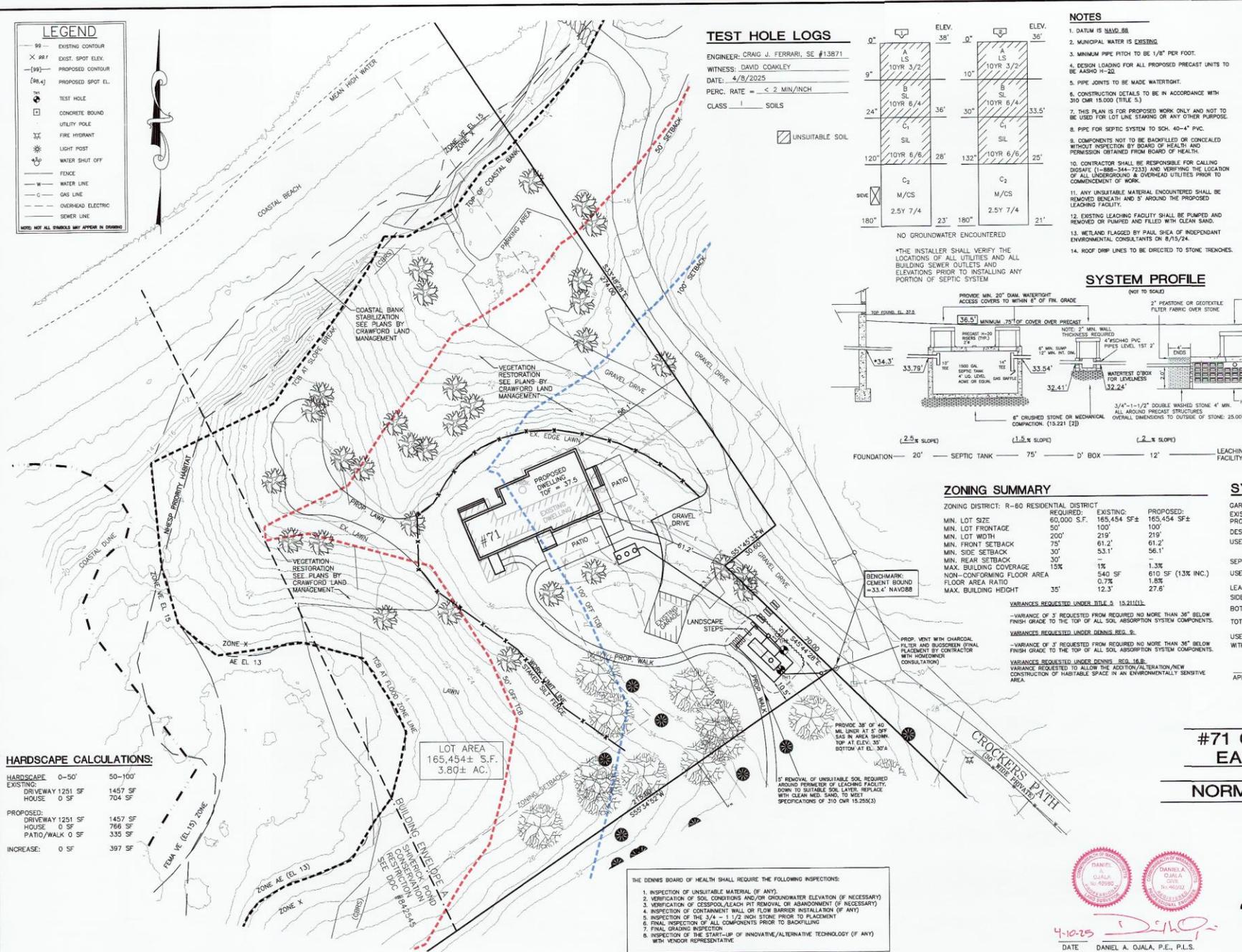
- About
- Layers
- Find



LEGEND

- 99 — EXISTING CONTOUR
- × 99.1 — EXIST. SPOT ELEV.
- [99] — PROPOSED CONTOUR
- (98.4) — PROPOSED SPOT EL.
- ⊙ — TEST HOLE
- — CONCRETE BOUND
- — UTILITY POLE
- — FIRE HYDRANT
- — LIGHT POST
- — WATER SHUT OFF
- — FENCE
- — WATER LINE
- — GAS LINE
- — OVERHEAD ELECTRIC
- — SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



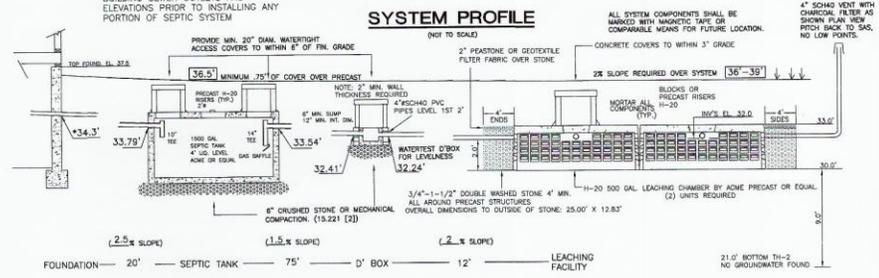
TEST HOLE LOGS
 ENGINEER: CRAIG J. FERRARI, SE #13871
 WITNESS: DAVID COMKLEY
 DATE: 4/8/2025
 PERC. RATE = < 2 MIN/INCH
 CLASS 1 SOILS

DEPTH	SOILS	ELEV. 38'	ELEV. 36'
0"	LS	38'	36'
9"	10YR 3/2	38'	36'
24"	10YR 6/4	36'	33.5'
120"	10YR 6/6	28'	25'
180"	M/CS 2.5Y 7/4	23'	21'

- NOTES**
- DATUM IS NAVD88
 - MUNICIPAL WATER IS EXISTING
 - MINIMUM PIPE FITCH TO BE 1/8" PER FOOT.
 - DESIGN LOADING FOR ALL PROPOSED STRUCTURE UNITS TO BE AS SHOWN ON SHEET 19-003.
 - PIPE JOINTS TO BE MADE WATERTIGHT.
 - CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5)
 - THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
 - PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
 - COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING LOCUS (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 3' AROUND THE PROPOSED LEACHING FACILITY.
 - EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
 - WELLS FLAGGED BY PAUL SIEBA OF INDEPENDENT ENVIRONMENTAL CONSULTANTS ON 8/15/24.
 - ROOF DRIP LINES TO BE DIRECTED TO STONE TRENCHES.



LOCUS MAP
 SCALE 1"=2000'
 ASSESSORS MAP 406 PARCEL 2
 LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), ZONE AE (EL. 13) & ZONE VE (EL. 15) AS SHOWN ON COMMUNITY PANEL #25001C0393J DATED 7/16/2014



ZONING SUMMARY

ZONING DISTRICT: R-60 RESIDENTIAL DISTRICT

REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	60,000 S.F.	165,454 SF±
MIN. LOT FRONTAGE	50'	100'
MIN. LOT WIDTH	200'	219'
MIN. FRONT SETBACK	75'	61.2'
MIN. SIDE SETBACK	30'	53.1'
MIN. REAR SETBACK	30'	30'
MAX. BUILDING COVERAGE	15%	1.3%
NON-CONFORMING FLOOR AREA	540 SF	610 SF (13% INC.)
FLOOR AREA RATIO	0.7%	1.8%
MAX. BUILDING HEIGHT	35'	27.6'

SYSTEM DESIGN:

GARBAGE DISPOSER IS NOT ALLOWED
 EXISTING 3 BEDROOM DWELLING
 PROPOSED 3 BEDROOM DWELLING
 DESIGN FLOW: 3 BEDROOMS @ 110 GPD = 330 GPD
 USE A 330 GPD DESIGN FLOW

SEPTIC TANK: 330 GPD (4.5) = 1485
 USE A 1500 GAL SEPTIC TANK

LEACHING:
 SIDES: 2 (25 + 12.83) 2 (.74) = 112 GPD
 BOTTOM: 25 x 12.83 (.74) = 237 GPD
 TOTAL: 472 S.F. 349 GPD

USE (2) 500 GAL LEACHING CHAMBERS (ACME OR EQUAL) WITH 4" STONE ALL AROUND

APPROVED _____ DATE _____ BOARD OF HEALTH _____ MA

HARDSCAPE CALCULATIONS:

HARDSCAPE	0-50'	50-100'
EXISTING:		
DRIVEWAY 1251 SF	1457 SF	
HOUSE: 0 SF	704 SF	
PROPOSED:		
DRIVEWAY 1251 SF	1457 SF	
HOUSE: 0 SF	766 SF	
PATIO/WALK: 0 SF	335 SF	
INCREASE:	0 SF	397 SF

LOT AREA
 165,454± S.F.
 3.80± AC.

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

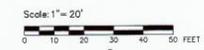
- INSPECTION OF UNSUITABLE MATERIAL (IF ANY)
- VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
- VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
- INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
- INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
- FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
- FINAL GRADING INSPECTION
- INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE.

SITE PLAN

#71 CROCKERS PATH
 EAST DENNIS, MA

PREPARED FOR
NORM SCHNEEBERGER

DATE: APRIL 10, 2025



DATE: 4-10-25
 DANIEL A. OJALA, P.E., P.L.S.

down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

SHEET: 040/010
 DRAWN BY: CJC
 CHECKED BY: _____
 19-003 BASE.DWG

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEV.
- TEST HOLE
- CONCRETE BOUND
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POST
- WATER SHUT OFF
- FENCE
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



TEST HOLE LOGS

ENGINEER, CRAIG J. FERRARI, SE #13871
 WITNESS: DAVID COMKLEY
 DATE: 4/9/2025
 PERC. RATE = < 2 MIN/INCH
 CLASS 1 SOILS

DEPTH	SOIL DESCRIPTION	ELEV.	DEPTH	SOIL DESCRIPTION	ELEV.
0"	LS	38'	0"	LS	36'
9"	10YR 3/2		10"	10YR 3/2	
24"	SL	36'	30"	SL	33.5'
120"	10YR 6/4	28'	132"	10YR 6/6	25'
180"	M/CS	2.5Y 7/4	180"	M/CS	2.5Y 7/4

UNSATURATED SOIL

NO GROUNDWATER ENCOUNTERED

*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

NOTES

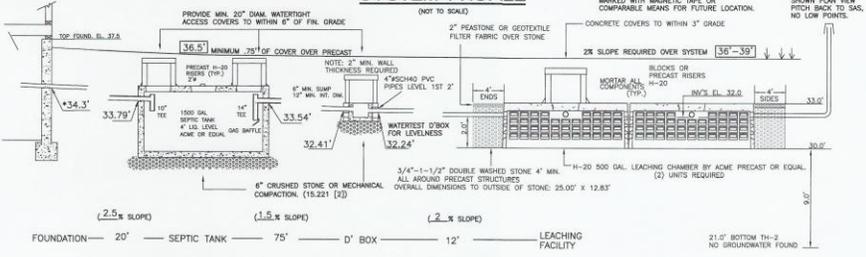
- DATUM IS NAVD.88
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE ASKED TO 20
- PIPE JOINTS TO BE MADE WATERTIGHT.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
- COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISSEAR (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
- EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
- NETLAND FLAGGED BY PAUL SHEA OF INDEPENDANT ENVIRONMENTAL CONSULTANTS ON 8/19/24.
- ROOF DRIP LINES TO BE DIRECTED TO STONE TRENCHES.



LOCUS MAP

SCALE 1"=2000'
 ASSESSORS MAP 406 PARCEL 2
 LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), ZONE AE (EL. 13) & ZONE VE (EL. 15) AS SHOWN ON COMMUNITY PANEL #25001C039J3 DATED 7/16/2014

SYSTEM PROFILE



ZONING SUMMARY

ZONING DISTRICT: R-60 RESIDENTIAL DISTRICT	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	60,000 S.F.	165,454 SF±	165,454 SF±
MIN. LOT FRONTAGE	100'	100'	100'
MIN. LOT WIDTH	200'	219'	219'
MIN. FRONT SETBACK	75'	61.2'	61.2'
MIN. SIDE SETBACK	30'	53.1'	56.1'
MIN. REAR SETBACK	30'	30'	30'
MAX. BUILDING COVERAGE	15%	1%	1.3%
NON-CONFORMING FLOOR AREA	540 SF	610 SF (13% INC.)	610 SF
FLOOR AREA RATIO	0.7%	0.7%	1.8%
MAX. BUILDING HEIGHT	35'	12.3'	27.6'

- VARIANCES REQUESTED UNDER TITLE 5 15.21(1):
 - VARIANCE OF 3' REQUESTED FROM REQUIRED NO MORE THAN 36" BELOW FINISH GRADE TO THE TOP OF ALL SOIL ABSORPTION SYSTEM COMPONENTS.
- VARIANCES REQUESTED UNDER DENNIS REG. 9:
 - VARIANCE OF 3' REQUESTED FROM REQUIRED NO MORE THAN 36" BELOW FINISH GRADE TO THE TOP OF ALL SOIL ABSORPTION SYSTEM COMPONENTS.
- VARIANCES REQUESTED UNDER DENNIS REG. 16.B:
 VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

SYSTEM DESIGN:

GARBAGE DISPOSER IS NOT ALLOWED
 EXISTING 3 BEDROOM DWELLING
 PROPOSED 3 BEDROOM DWELLING
 DESIGN FLOW: 3 BEDROOMS @ 110 GPD = 330 GPD
 USE A 330 GPD DESIGN FLOW

SEPTIC TANK: 330 GPD (4.5) = 1485
 USE A 1500 GAL. SEPTIC TANK

LEACHING:
 SIDES: 2 (25 + 12.83) 2 (.74) = 112 GPD
 BOTTOM: 25 x 12.83 (.74) = 237 GPD
 TOTAL: 472 S.F. 349 GPD

USE (2) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL) WITH 4" STONE ALL AROUND

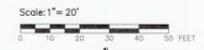
APPROVED _____ DATE _____ BOARD OF HEALTH _____ MA

SITE PLAN

#71 CROCKERS PATH
 EAST DENNIS, MA

PREPARED FOR
NORM SCHNEEBERGER

DATE: APRIL 10, 2025
 DATE: APRIL 30, 2025 (ABUTTERS REFERENCES)



down cape engineering, inc.
 civil engineers
 land surveyors

939 Main Street (Rte. 6A)
 YARMOUTHPORT MA 02675



DATE: 4-30-25
 DATE: DANIEL A. OJALA, P.E., P.L.S.

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

- INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
- VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
- VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
- INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
- INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
- FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
- FINAL GRADING INSPECTION
- INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

HARDSCAPE CALCULATIONS:

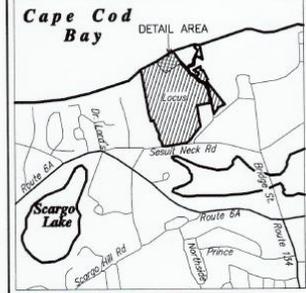
HARDSCAPE	0-50'	50-100'
EXISTING:		
DRIVEWAY 1251 SF	1457 SF	
HOUSE 0 SF	704 SF	
PROPOSED:		
DRIVEWAY 1251 SF	1457 SF	
HOUSE 0 SF	766 SF	
PATIO/WALK 0 SF	335 SF	
INCREASE:	0 SF	397 SF

LOT AREA
 165,454± S.F.
 3.80± AC.



NOTES

1. DATUM IS NAVD 88
2. MUNICIPAL WATER IS EXISTING.
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20.
5. PIPE JOINTS TO BE MADE WATERTIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
12. EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
13. WETLAND FLAGGED BY PAUL SHEA OF INDEPENDANT ENVIRONMENTAL CONSULTANTS ON 8/15/24.
14. ROOF DRIP LINES TO BE DIRECTED TO STONE TRENCHES.



LOCUS MAP

SCALE 1"=2000'±
 ASSESSORS MAP 406 PARCEL 2
 LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), ZONE AE (EL. 13) & ZONE VE (EL. 15) AS SHOWN ON COMMUNITY PANEL #25001C0393J DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: R-60 RESIDENTIAL DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	60,000 S.F.	165,454 SF±	165,454 SF±
MIN. LOT FRONTAGE	50'	100'	100'
MIN. LOT WIDTH	200'	219'	219'
MIN. FRONT SETBACK	75'	61.2'	61.2'
MIN. SIDE SETBACK	30'	53.1'	56.1'
MIN. REAR SETBACK	30'	-	-
MAX. BUILDING COVERAGE	15%	1%	1.3%
NON-CONFORMING FLOOR AREA		540 SF	610 SF (13% INC.)
FLOOR AREA RATIO		0.7%	1.8%
MAX. BUILDING HEIGHT	35'	12.3'	27.6'

VARIANCES REQUESTED UNDER TITLE 5 15.211(1):

-VARIANCE OF 3' REQUESTED FROM REQUIRED NO MORE THAN 36" BELOW FINISH GRADE TO THE TOP OF ALL SOIL ABSORPTION SYSTEM COMPONENTS.

VARIANCES REQUESTED UNDER DENNIS REG. 9:

-VARIANCE OF 3' REQUESTED FROM REQUIRED NO MORE THAN 36" BELOW FINISH GRADE TO THE TOP OF ALL SOIL ABSORPTION SYSTEM COMPONENTS.

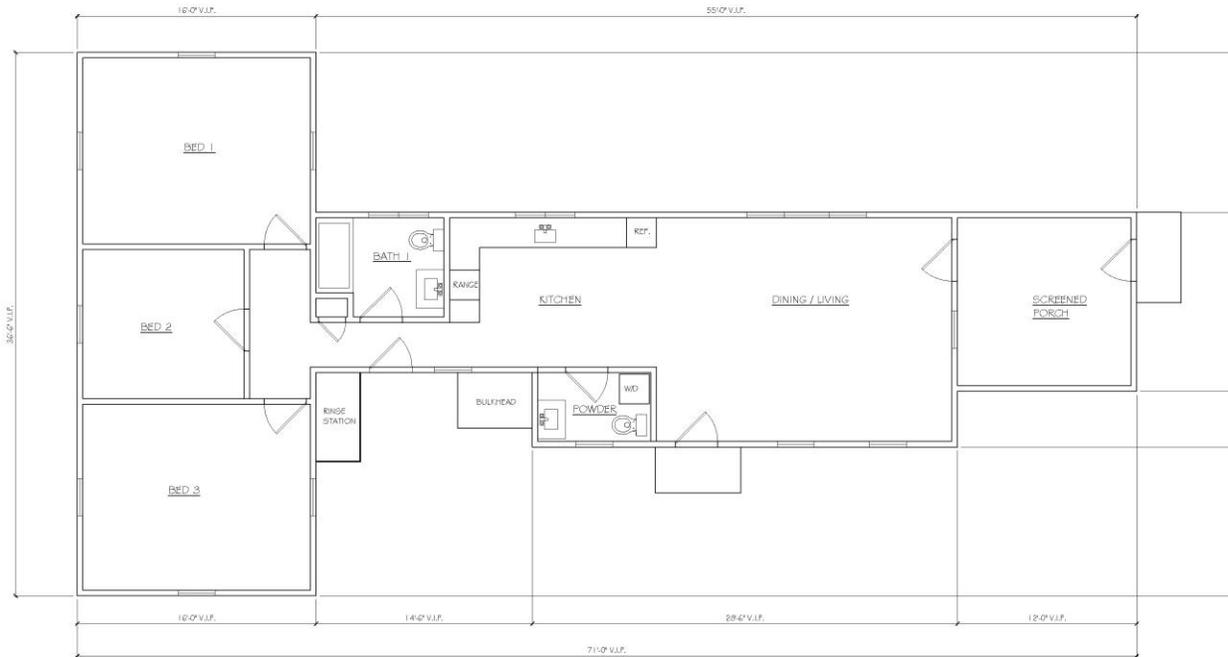
VARIANCES REQUESTED UNDER DENNIS REG. 16.B:

VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

WITH CHARCOAL BRIGSCREEN (FINAL BY CONTRACTOR OWNER)

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

1. INSPECTION OF UNSUITABLE MATERIAL (IF ANY);
2. VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION OF THE PROPERTY;
3. VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF APPLICABLE);
4. INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF APPLICABLE);
5. INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
6. FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING



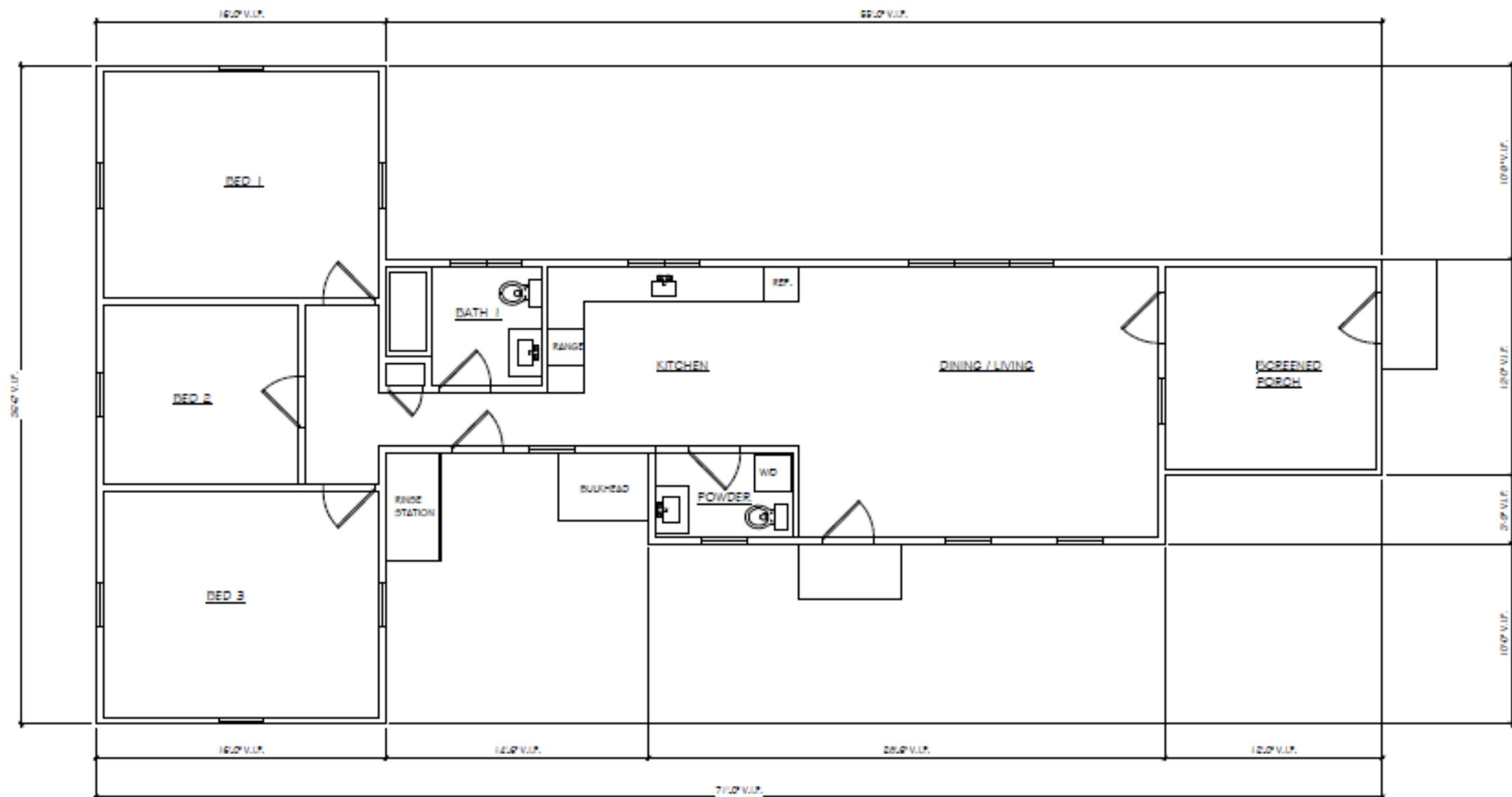
1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



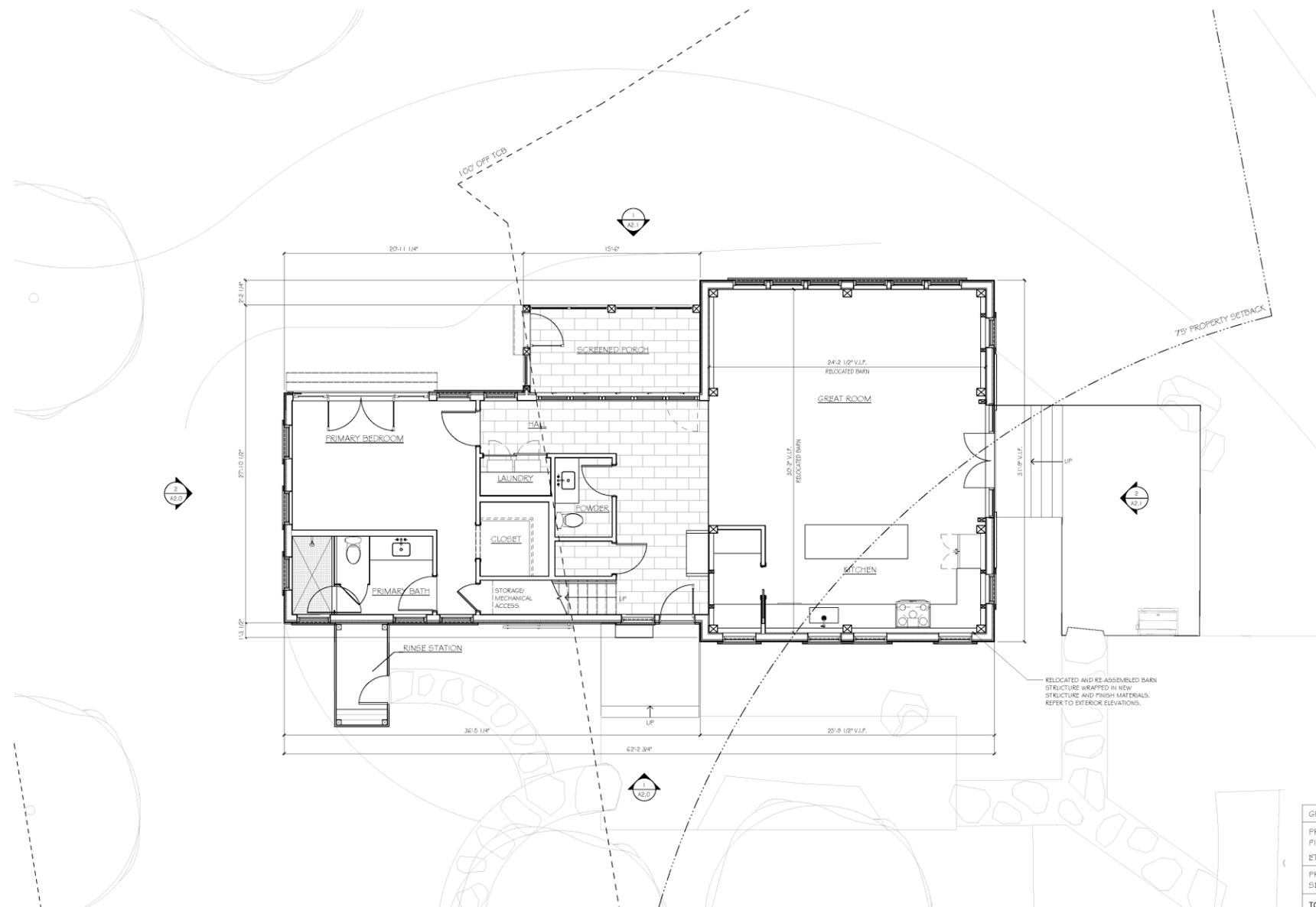
PELAGIC HOLDINGS COTTAGE
 71 Crockers Path, East Dennis, MA
 ZBA SUBMISSION
 04/16/2025

EXISTING FIRST FLOOR PLAN

ZBA EX1.1



1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



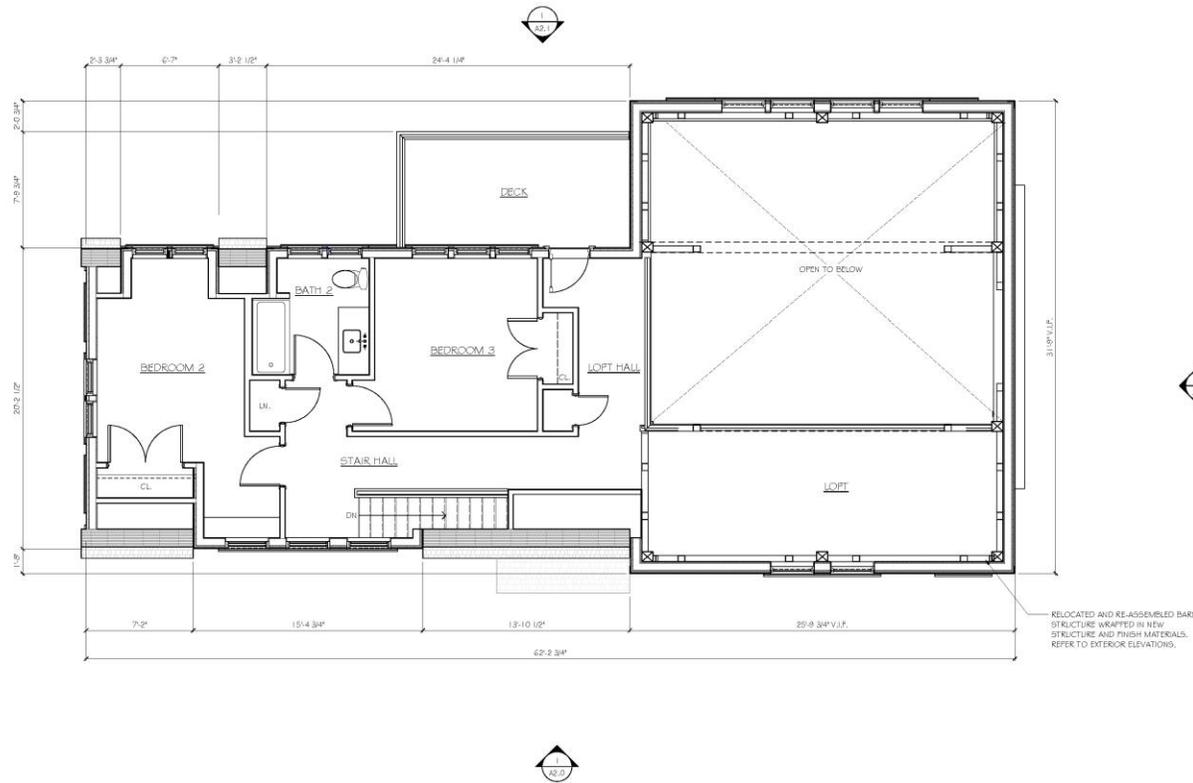
GROSS SQUARE FOOTAGE:	
PROPOSED COTTAGE FIRST FLOOR:	1,720 SF
ETR. GARAGE:	331 SF
PROPOSED COTTAGE SECOND FLOOR:	929 SF
TOTAL:	2,980 SF



PELAGIC HOLDINGS COTTAGE
71 Crockers Path, East Dennis, MA
ZBA SUBMISSION
04/16/2025

PROPOSED FIRST FLOOR PLAN

ZBA A1.1



1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

GROSS SQUARE FOOTAGE:	
PROPOSED COTTAGE FIRST FLOOR:	1,720 SF
ETR. GARAGE:	331 SF
PROPOSED COTTAGE SECOND FLOOR:	929 SF
TOTAL:	2,980 SF



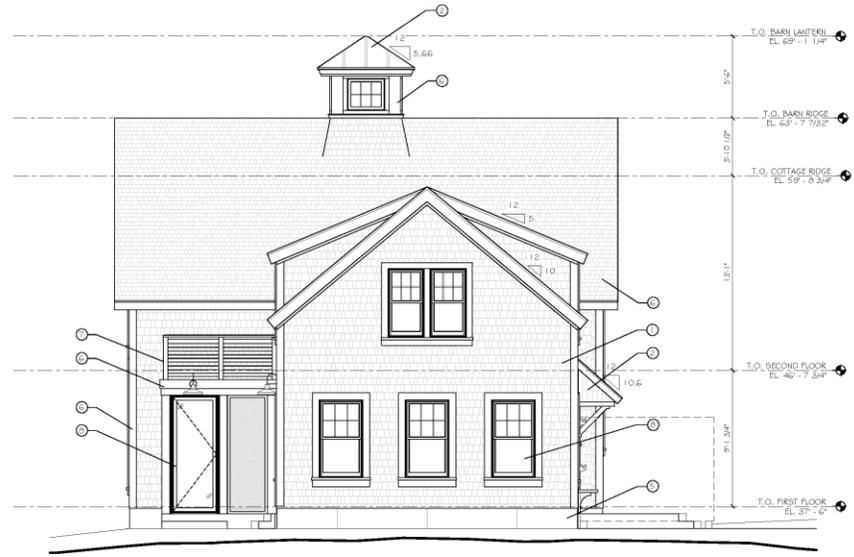
PELAGIC HOLDINGS COTTAGE
71 Crockers Path, East Dennis, MA
ZBA SUBMISSION
04/16/2025

PROPOSED SECOND FLOOR PLAN

ZBA A1.2



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES	EXISTING		PROPOSED	
	MATERIAL	COLOR	MATERIAL	COLOR
1 SIDING - PRIMARY	CEDAR SHINGLE	NATURAL	CEDAR SHINGLE	NATURAL
2 SIDING - SECONDARY	N/A	N/A	CEDAR VERTICAL SHIPLAP	NATURAL
3 ROOF - PRIMARY	CEDAR SHINGLE	NATURAL	CEDAR SHINGLE	NATURAL
4 ROOF - CUPOLA	STANDING SEAM COPPER	NATURAL	STANDING SEAM COPPER	NATURAL
5 FOUNDATION	GRANITE	-	GRANITE	MATCH EXISTING
6 EXTERIOR TRIM	WOOD	NATURAL	WOOD	NATURAL
7 RAILING	N/A	N/A	WOOD & CABLE RAIL	NATURAL
8 WINDOWS/DOORS	WOOD	NATURAL	WOOD	NATURAL



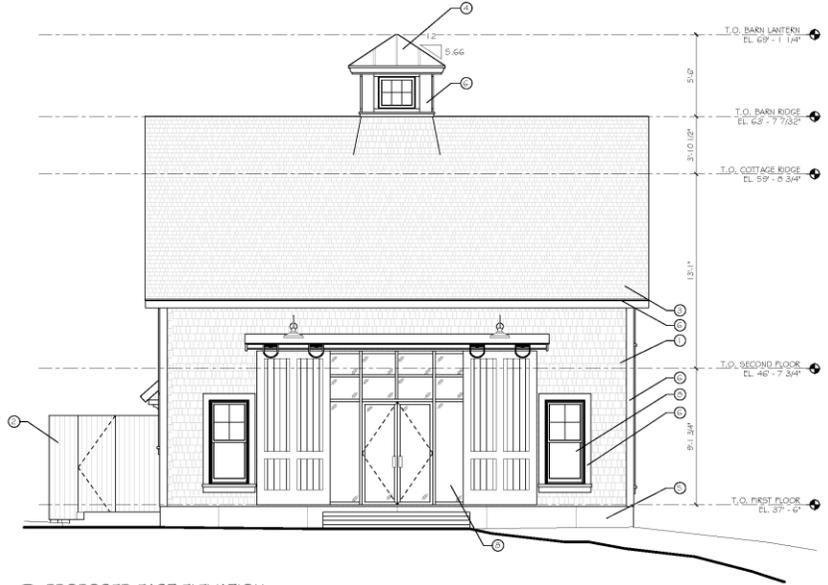
PELAGIC HOLDINGS COTTAGE
71 Crockers Path, East Dennis, MA
ZBA SUBMISSION
04/16/2025

PROPOSED SOUTH AND WEST ELEVATIONS

ZBA A2.0



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISHES	EXISTING		PROPOSED	
	MATERIAL	COLOR	MATERIAL	COLOR
1 SIDING - PRIMARY	CEDAR SHINGLE	NATURAL	CEDAR SHINGLE	NATURAL
2 SIDING - SECONDARY	N/A	N/A	CEDAR VERTICAL SHIPLAP	NATURAL
3 ROOF - PRIMARY	CEDAR SHINGLE	NATURAL	CEDAR SHINGLE	NATURAL
4 ROOF - CUPOLA	STANDING SEAM COPPER	NATURAL	STANDING SEAM COPPER	NATURAL
5 FOUNDATION	GRANITE	-	GRANITE	MATCH EXISTING
6 EXTERIOR TRIM	WOOD	NATURAL	WOOD	NATURAL
7 RAILING	N/A	N/A	WOOD & CABLE RAIL	NATURAL
8 WINDOWS/DOORS	WOOD	NATURAL	WOOD	NATURAL



PELAGIC HOLDINGS COTTAGE
71 Crockers Path, East Dennis, MA
ZBA SUBMISSION
04/16/2025

PROPOSED NORTH AND EAST ELEVATIONS

ZBA A2.1



EXISTING COTTAGE - NORTH



EXISTING COTTAGE - EAST



EXISTING COTTAGE - SOUTH



EXISTING COTTAGE - WEST



EXISTING GARAGE - EAST



EXISTING GARAGE - SOUTH



EXISTING BARN - WEST



EXISTING BARN - SOUTH



EXISTING BARN - NORTH



EXISTING BARN - EAST, OBSCURED BY TREES AND ELEVATION CHANGE



PELAGIC HOLDINGS COTTAGE
71 Crockers Path, East Dennis, MA
ZBA SUBMISSION
04/16/2025

EXISTING BARN PHOTOS

ZBA EX2.1

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card			
EPSTEIN CHARLES TRUSTEE		406-2-0		71 CROCKERS PATH ED		1010	100	SINGLE FAMILY			1		1 of 1			
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EPSTEIN CHARLES TRUSTEE NOBSCUSETT ANGLER REALTY TR P O BOX 146 WEST CHESTERFIELD, NH 03466		EPSTEIN CHARLES TRUSTEE PINTA REALTY LLC NORDBLOM MARY WINDER		04/01/2019	A	2,400,000	(218986)	B3474-2021	03/26/2021	3	ALTERATIONS	60,000	06/22/2021	CDM	0	100
				12/31/2007	A		(184936)	1190,1191	08/14/2017	99	N/A	1,750	08/14/2017		100	100
				12/14/1984	QS	280,000	(122793)		03/01/2016	41	FOL-RECEIVED		03/01/2016	EMZ	0	0
									10/20/2009	77	CYCLICAL REV		10/20/2009	HD	100	100
								0000	11/14/2002	77	CYCLICAL REV		11/14/2002	HD	100	100

CD	T	ACRES/SF	Nbhd	FEMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chpt	CREDIT AMT	ADJ VALUE
100	A	0.918	21	1.00	R	1.00	1	1.00	4,392,800	1.00	85	0.85
300	A	0.632	21	1.00	R	1.00	1	1.00	81,600	0.93	20	0.20
300	A	2.300	21	1.00	R	1.00	1	1.00	408,000	0.93	1	1.00

TOTAL	3.850 Acres	LC PLANS 29040B, 29636A	WETLANDS.
Nbhd	SESUIT NK	FRONTAGE 460' ON CAPE COD BAY. 12/88	
FEMA	OLD PK CODE	LOC=BAY	
Inf1	AVERAGE	FY 93 ADJ FOR CORRECT ACRES AND ROW/ see	

Photo Date 06/23/2021 BLDG # 1

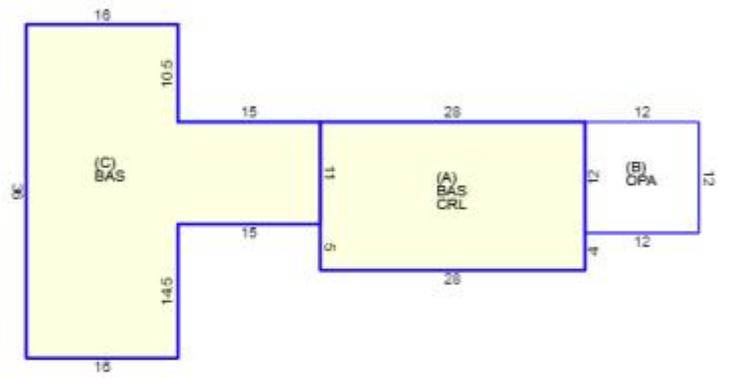


YrBlt 1950 NET AREA 1,189

COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
SINGLE FAMILY		

TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD

FY'11=ROOF & WINDOWS SPLIT EST	BLDG	ADJ	DESC	LAND	4,123,930	3,965,850
	STYLE	1.86	RANCH [100%]	BUILD.	369,900	345,400
	QUALITY	1.10	GOOD-/AVE+ [100%]	DETACH	0	0
	FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
				TOTAL	4,493,830	4,311,250



Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
1		1950	1996 / 27	1.000	1.890	6/22/2021	CDM			6/22/2021	CDM	8.0	1.00	1,189	1.040	\$409.33	486,693	76	369,900

CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	486,693
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRL	448		67.61	30,290		
ROOMS		2	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	1,189	1950	344.48	409,591		
BEDROOMS		3	1.00	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPF, OPS-OP6	144		99.46	14,322		
BATHROOMS		2	1.00	ROOF COVER	2	WOOD SHINGLES	1.01	FPL	O	FPL, FIREPLACE	1			15,576.20	15,576		
FIXTURES		7	\$10,500	FLOOR COVER	2	SOFTWOOD	1.00	ODS	O	OUT DOOR SHOWER	1			5,364.30	5,364		
RES UNIT CNT		1	1.00	INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				SEASONAL			1.00										
				PRIVATE ROAD	2	YES	1.00										
				HISTORIC DST	3	OLD KINGS	1.00										
				GENERATOR			1.00										
				USE			1.00										

EFF.YR/AGE	1996 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$369,900

Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-18
DATE OF REFERRAL:
April 8, 2025
FEES PAID:
\$50.00

OWNERS NAME: EPSTEIN CHARLES TRUSTEE
PROPERTY ADDRESS OF WORK: 71 CROCKERS PATH, EAST DENNIS, MA, 02641

MAP & PARCEL: 406-2-0

DETERMINATION OF REFERRAL: ZBA Special Permit required for the voluntary demolition and reconstruction of a non-conforming structure outside the existing footprint in the R-60 zoning district.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Demolition of an existing, non-conforming three bedroom home, located 61' from the front of Crother's Path. Replacement with a three bedroom home also located within 61' from the front of Crocker's Path. The existing non-conforming area is 540.94 square feet. The proposed non-conforming area will be 609.58 square feet (469.93 s.f. on first floor and 139.65 s.f. on second floor).