



Town of Dennis – Zoning Board of Appeals

Public Meeting Notice - **REVISED**

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, May 19, 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: Passcode: **878-003-6813**

AGENDA

1. PUBLIC HEARINGS:

1. **4 WEST STREET, DENNISPORT (ZBAS-25-13)**: Laura A. Nobeles, 139 Highland Street, Townsend, MA, (01469) C/O Kieran Healy, 349 Route 28, Unit D, West Yarmouth, 02673 is seeking a Special Permit (and/or Variance) to raze and replace a single-family home on a non-conforming lot. Proposed extension of bulkhead into setback may require variance. Located on a property in the Resort Residential (RR) Zoning District at 4 West Street, Dennisport (Assessor's Map 40, Parcel 125).
2. **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).
3. **84 PILGRIM ROAD, DENNIS (ZBAS-25-11)**: Stephen T. Gibbons, 3821 Carpenter Street, Mount Vernon, WA (98274) C/O Shane Gibbons, is seeking a Special Permit for the voluntary demolition of a pre-existing non-conforming single-family structure to be replaced by a new non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District, part of Old Kings Highway Historic, at 84 Pilgrim Road, Dennis (Assessor's Map 367, Parcel 32).

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. **7 RHYSPAH ROAD, DENNISPORT (ZVAR-25-2)**: Mark Blotner, 1450 Commonwealth Avenue, Unit A, Brighton, MA (02135) C/O Mary Chamberlain, PO Box 40, Yarmouth Port, MA 02675, is seeking a Variance to raze and replace a pre-existing; non-conforming single-family dwelling. Located on a property in the R-40 Zoning District, in the AE & VE Flood zones, at 7 Rhyspah Road, Dennisport (Assessor's Map 16, Parcel 46).

 5. **8 COOLIDGE WAY, DENNIS (ZBAS-25-12)**: **To be continued to June 23, 2025 at the Applicants Request.** Jeffery P. Reilly, 233 Ward Street, Hingham MA (02018) C/O Erik Tolley, 299 Whites Path, South Yarmouth, MA (02664) is seeking a Special Permit to raze and replace a single-family home on a non-conforming lot. Located on a property in the R-40 Zoning District, part of Old Kings Highway Historic District, at 8 Coolidge Way, Dennis (Assessor's Map 345, Parcel 17).

 6. **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; Continued w/ Testimony April 28, 2025.**
2. **ADMINISTRATIVE BUSINESS:**
- a. Zoning Board of Appeals Minutes:

REVISED AGENDA:
Originally Posted on May 14, 2025 at 4:21 p.m.

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