

1. **766 ROUTE 6A, Unit U-3 (ZBAS-25-18):** Paul Sullivan, PO BOX 1011, Dennis, MA, 02638 C/O Adam Dunn (tenant) is seeking a Special Permit for the continued use of the patio at 776 Main Street (built during the COVID-19 pandemic) for outdoor dining. Located on a property in the Limited Business Zoning District, part of Old Kings Highway Historic at 766 Route 6A, Unit 3 Dennis, MA (Assessor's Map 351, Parcel 7-3).

Layers

- 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



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

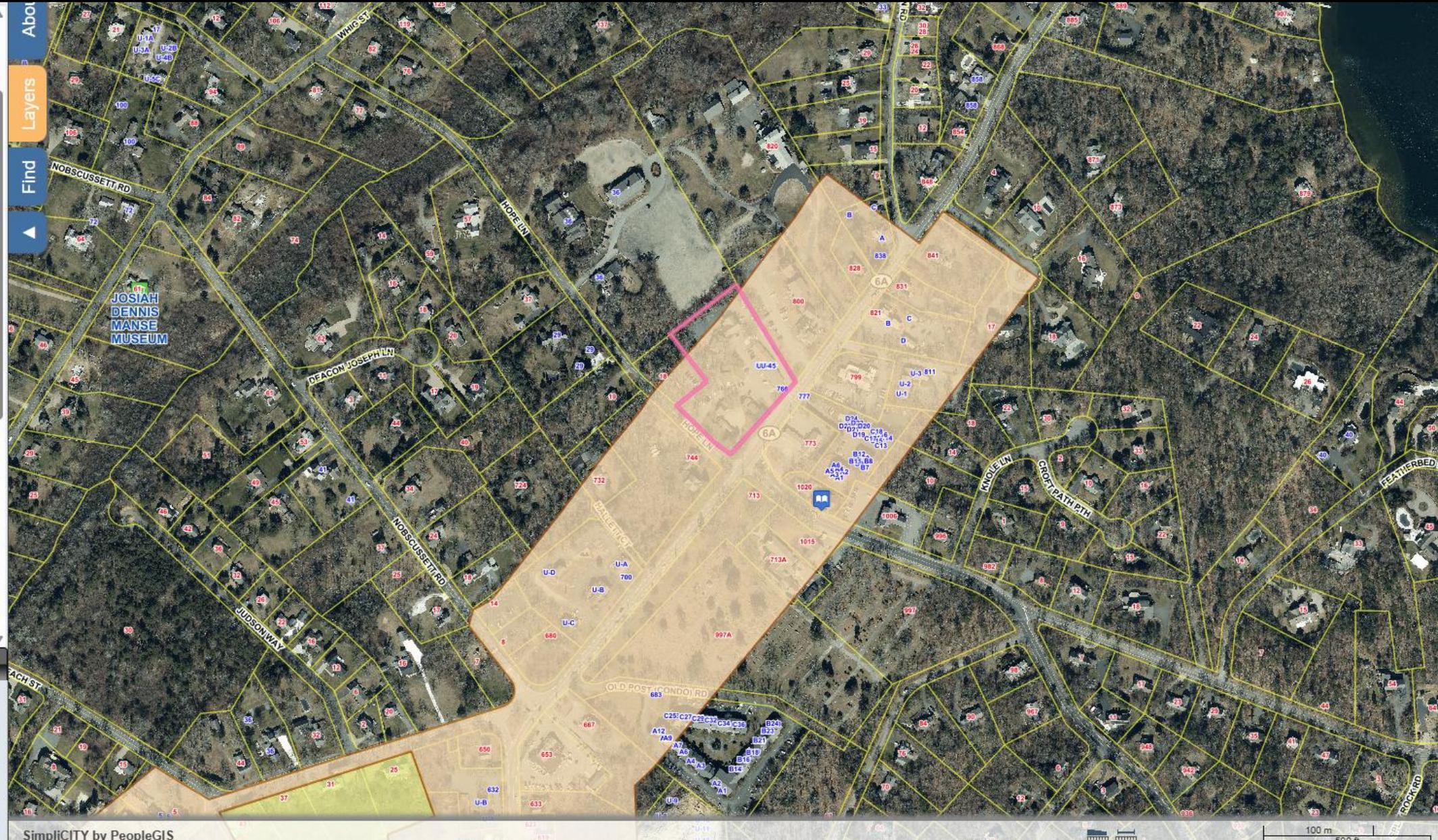
Infrastructure Points

2020 Aerial Planimetrics

Hurricane SLOSH

**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



Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

**Results Summary**

Parcel ID	Address	Village	Owner
351-7-1	766 ROUTE 6	DE	SULLIVAN PAI
351-7-2	766 ROUTE 6	DE	SULLIVAN PAI
351-7-4	766 ROUTE 6	DE	SULLIVAN PAI
351-7-5	766 ROUTE 6	DE	SULLIVAN PAI
351-7-6	766 ROUTE 6	DE	SULLIVAN PAI
351-7-7	766 ROUTE 6	DE	SULLIVAN PAI
351-7-8	766 ROUTE 6	DE	SULLIVAN PAI
351-7-9	766 ROUTE 6	DE	SULLIVAN PAI
351-7-10	766 ROUTE 6	DE	SULLIVAN PAI
351-7-12	766 ROUTE 6	DE	SULLIVAN PAI
351-7-13	766 ROUTE 6	DE	SULLIVAN PAI
351-7-14	766 ROUTE 6	DE	SULLIVAN PAI
351-7-15	766 ROUTE 6	DE	SULLIVAN PAI
351-7-16	766 ROUTE 6	DE	LENEY PAUL F
351-7-0	766 ROUTE 6	DE	DENNIS COMI

**Detail Information** Zoom To

Owner State	MA
Owner Zip	02638
Owner Country	
State Class #	9960
State Class Desc	OTHER, NON-TAX CONDO
Deed Date	09/22/82 00:00:00
Book	3565
Page	126
Certificate	
Last Sale Price	0.0000
Total Value	\$0.00
Land Value	\$0.00
Building Value	\$0.00
Detached Building Value	\$0.00
Acres	
Prev Year Total Value	\$0.00
Property Card	PK Field Card

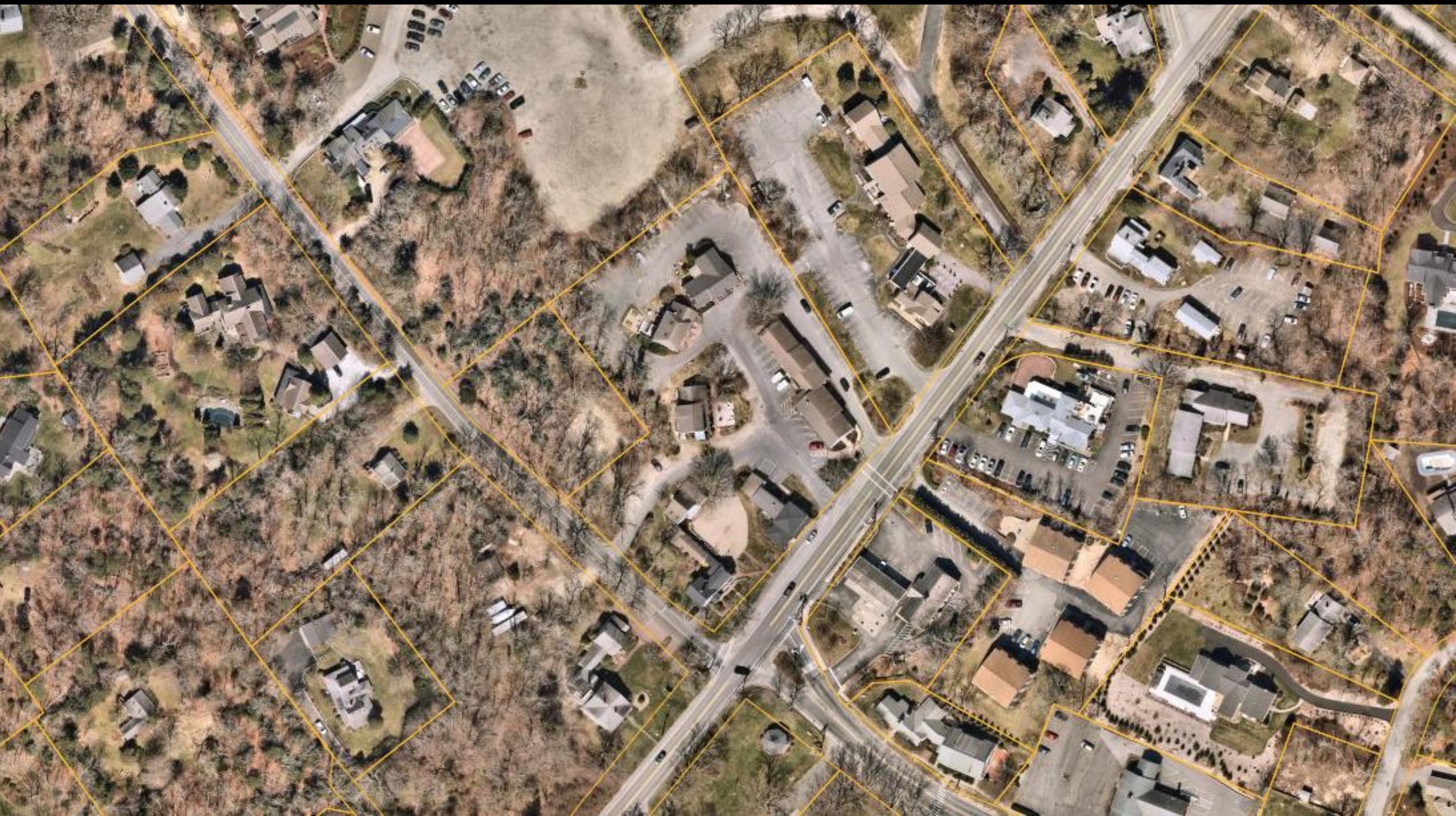
Find Abutters











Nearmap

Imagery © 2025 Nearmap, HERE

10 ft

Vertical   Tue Apr 14 2020

Navigation controls: Home, Zoom In (+), Zoom Out (-), Refresh, and a directional pad.

Nearmap

Imagery © 2025 Nearmap, HERE

10 ft

Vertical

< Tue Mar 30 2021 >





Nearmap

Imagery © 2025 Nearmap, HERE

10 ft

Vertical

< Thu Apr 21 2022 >

Navigation icons

Navigation controls: Home, Zoom in (+), Zoom out (-), Refresh, and a directional pad.



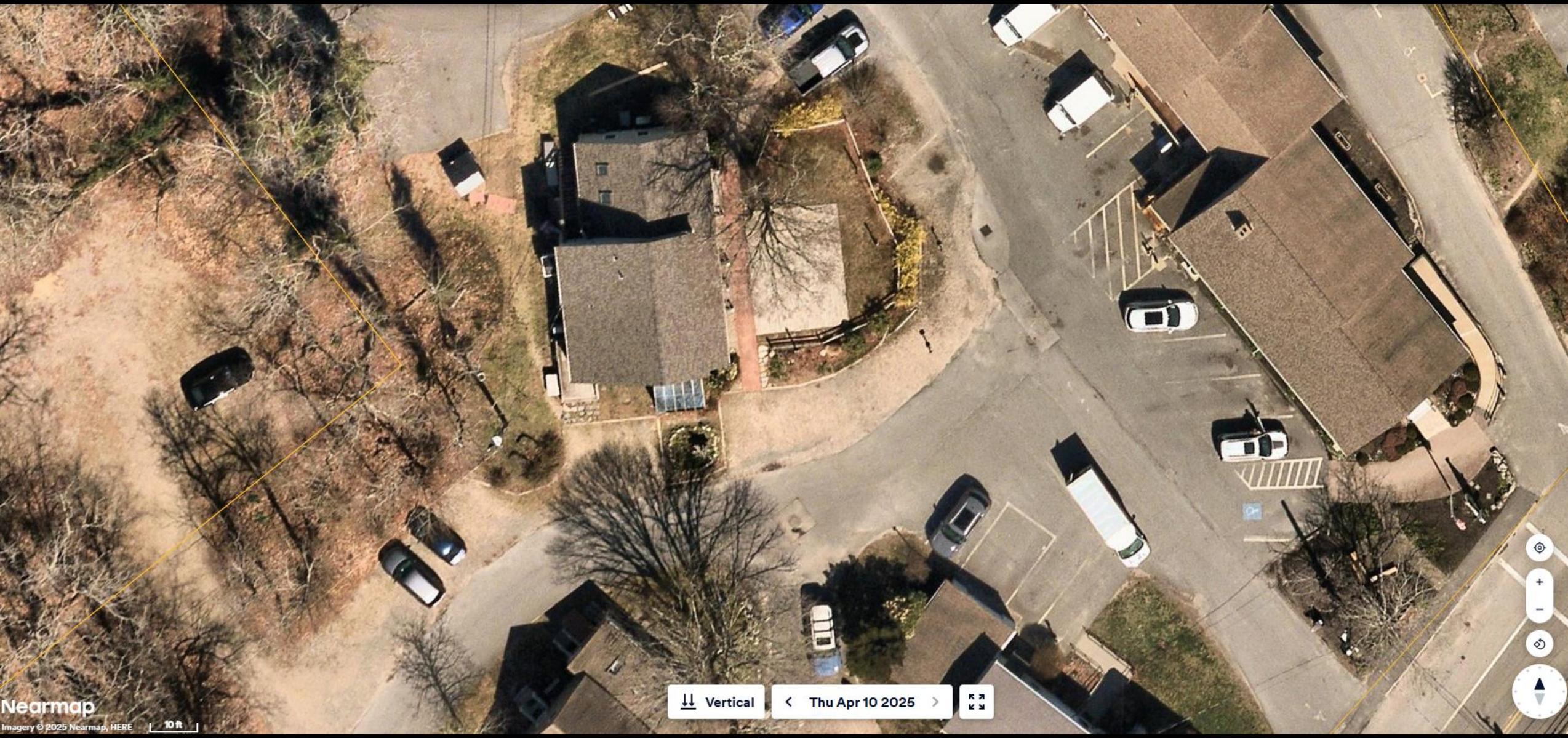
Nearmap

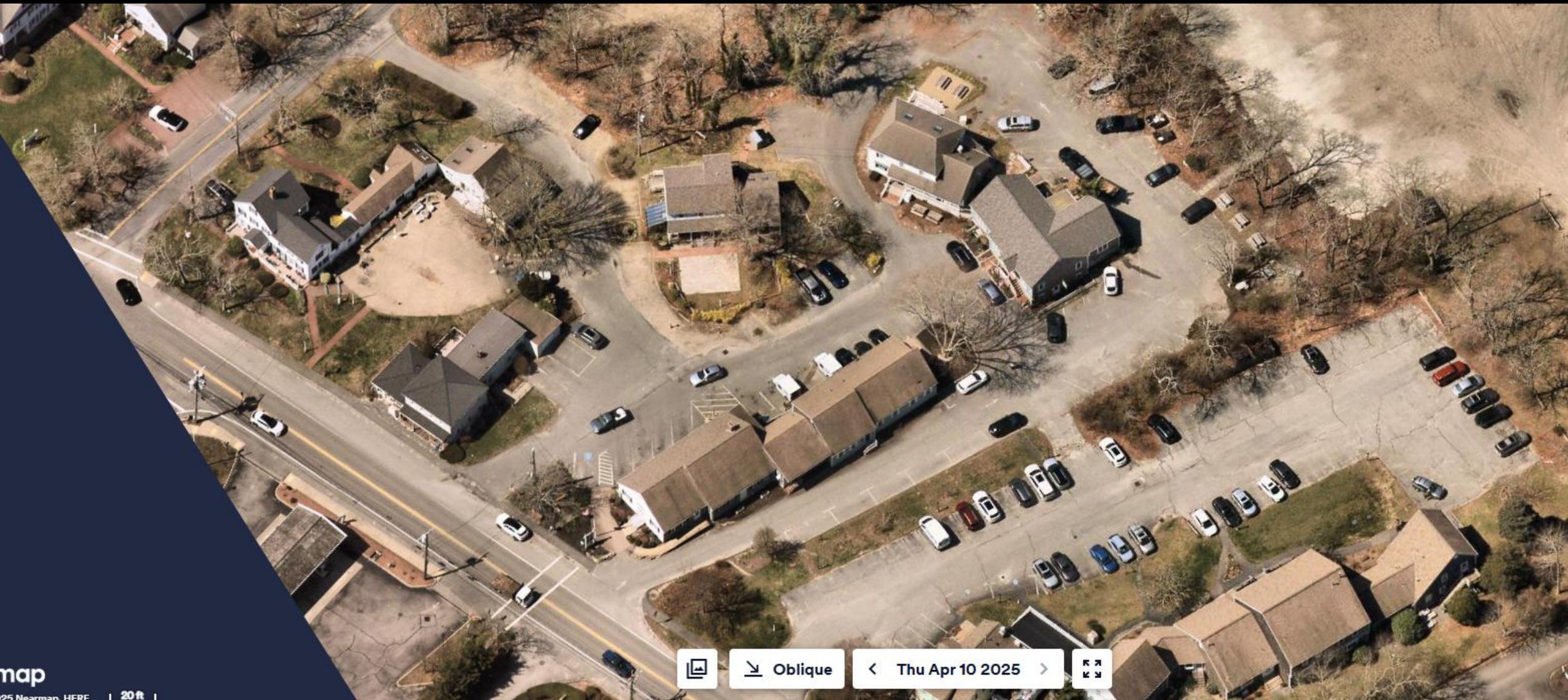
Imagery © 2025 Nearmap, HERE

10 ft

Vertical Thu Apr 10 2025

Navigation controls: Home, Zoom in (+), Zoom out (-), Refresh, and a directional pad.

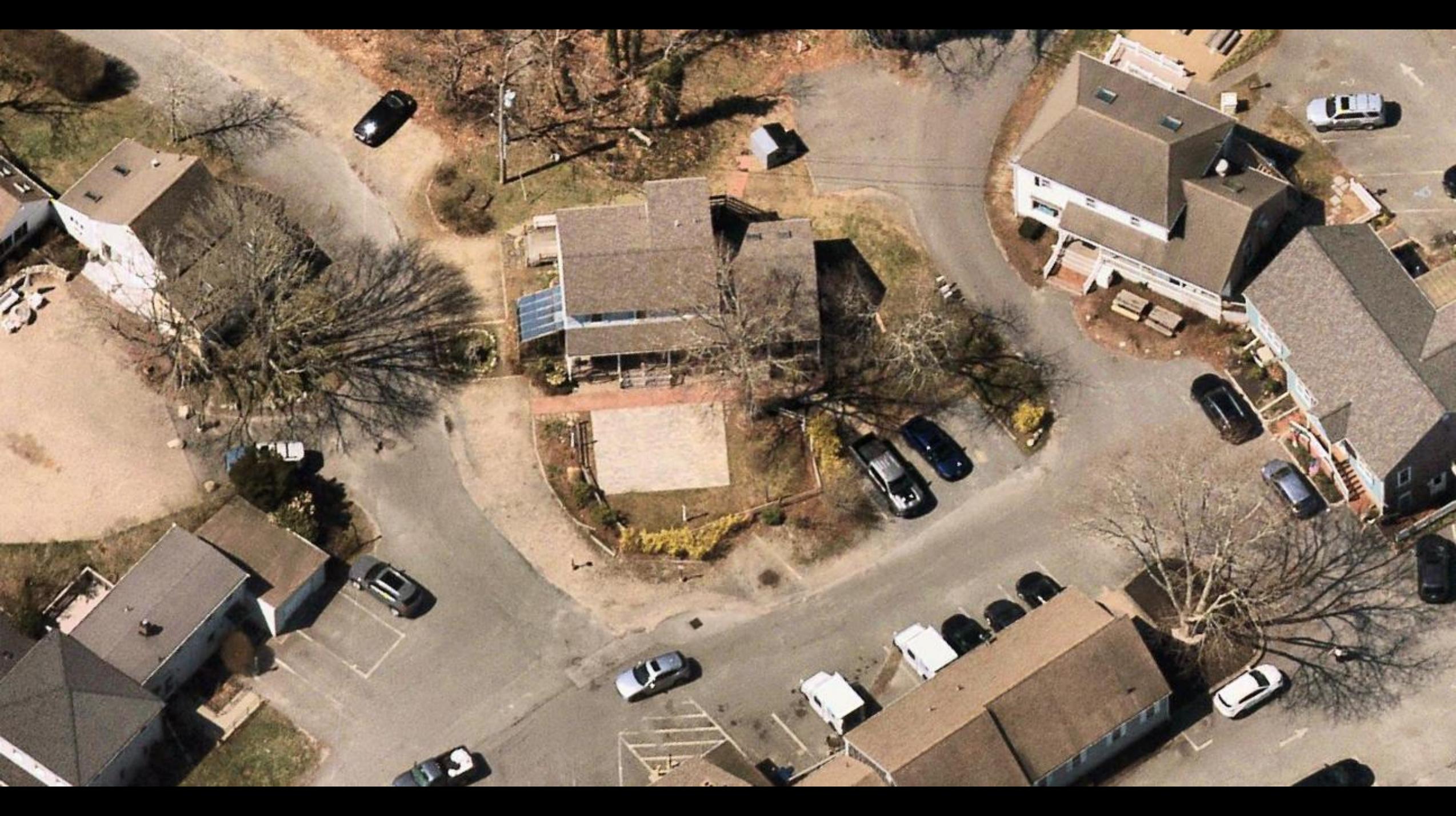




map

25 Nearman, HERE | 20 ft

Navigation controls including a home icon, an oblique view icon, the text "Oblique", a date selector "Thu Apr 10 2025", and a full-screen icon.











**Narrative in Support of Special Permit for Outdoor Dining  
Existing Patio Area at 776 Main Street, Dennis, MA 02638**

To the Members of the Zoning Board,

We respectfully submit this application to request a Special Permit allowing the continued use of our existing patio for outdoor dining at 776 Main Street, Dennis, MA - formerly Harvest Gallery, now Baleine.

The patio in question was constructed and activated by the previous business owner during the COVID-19 pandemic, in response to state and local emergency measures encouraging the expansion of outdoor spaces to support safe dining operations. Since its construction, the patio has been consistently used for food and beverage service, with support from the community and positive feedback from patrons who have come to view it as an integral part of the hospitality experience and a unique and valuable feature of the area .

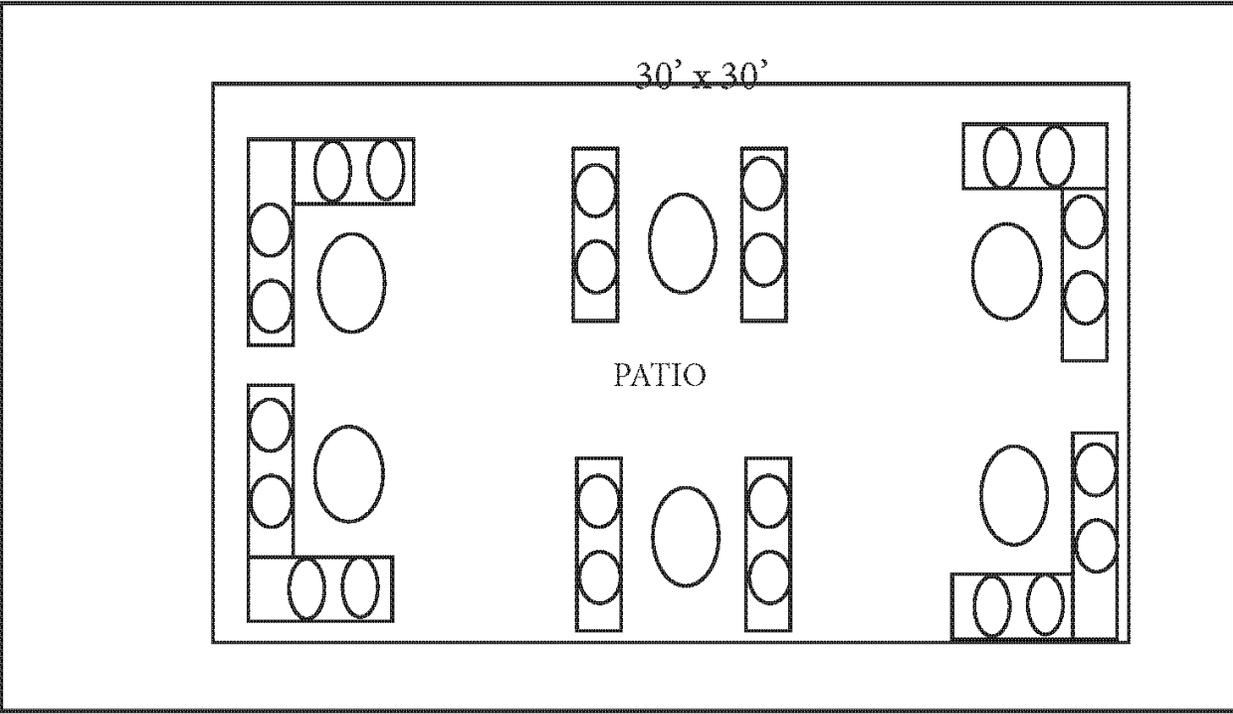
However, we have learned that while this use was permitted under temporary COVID-era allowances, a formal Special Permit for outdoor dining was never obtained through the Zoning Board. As the new operators of the space, we are seeking to correct this oversight and bring the property fully into compliance by formally petitioning for a Special Permit.

Our use of the patio will continue in the same manner as previously established: as a space for seated dining and beverage service in a well-managed, respectful setting. The patio has proven to be a valuable asset for the business, offering a comfortable and vibrant setting that enhances the character of the neighborhood.

We are committed to operating the patio in a manner that is sensitive to our surroundings, and we welcome the opportunity to work with the Board to ensure that our use of the space aligns with all applicable zoning and community standards.

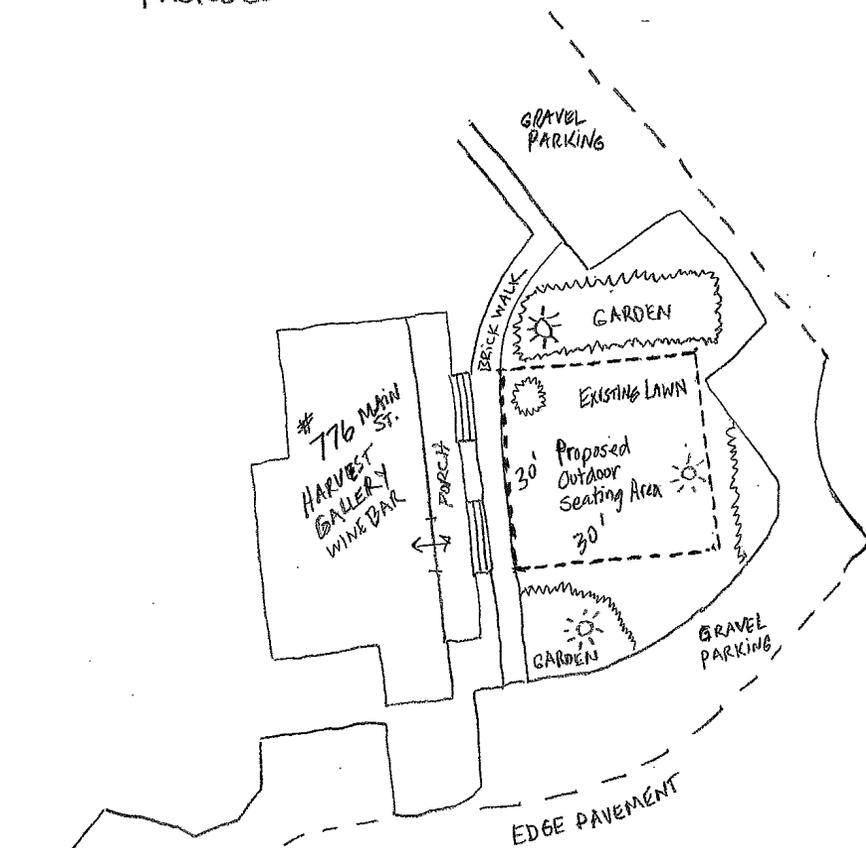
Thank you for your time and consideration of this application. We look forward to the opportunity to continue serving the community in this thoughtful and responsible way.

Sincerely,  
Adam & Erica Dunn  
Baleine / The Pheasant / Dunn & Sons Wine  
adam@pheasantcapecod.com

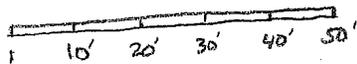


BAR INTERIOR

HARVEST GALLERY WINE BAR 776 MAIN ST, DENNIS MA.  
 PROPOSED OUTDOOR SEATING AREA



SCALE 1" = 20'  
 ASSESSORS MAP 351 PARCEL 7



The Commonwealth of Massachusetts  
 Alcoholic Beverages Control Commission

### Licensing Authority Certification

Municipality: Dennis

ABCC Commission Decision

APPROVED

*Ralph Sacamone*

Ralph Sacamone  
 Executive Director

Date of Commission Decision: 09/23/2020

**License Information:**

Applicant Name/DBA:	Michael Pearson / HARVEST GALLERY WINE BAR	License Number (if applicable):	00144-RS-0278
Premises Address:	776 Main Street Dennis MA 02638	Record Number:	2020-000734-RT-AMEND
Manager Name:	Michael Pearson		
Class:	Seasonal	Granted Under Special Legislation?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Category:	All Alcoholic Beverages		
On / Off Premises:	On-Premises Consumption	Is there a pledge on this license?	Yes <input type="radio"/> No <input checked="" type="radio"/>
Type:	Restaurant	Is this license under a management agreement?	Yes <input type="radio"/> No <input checked="" type="radio"/>

**Amendment Options:**

Alteration of Licensed Premises

**Application Contact:**

Name: Michael Pearson Title: Owner Phone: (508) 385-2444 Email: harvestgallery@yahoo.com

Key: 32450

Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51 PM

SEQ #: 18,429

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card											
DENNIS COMMONS II PHASE I		551-7-0		766 ROUTE 6A DE		9960	100	OTHER, NON-TAX CONDO		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	%							
DENNIS COMMONS II PHASE I 766 ROUTE 6A DENNIS, MA 02658		DENNIS COMMONS II PHASE I		09/22/1982	9		3566-126	2019-0023	06/19/2019	3	ALTERATIONS				0	0							
								2019-0933	06/03/2019	3	ALTERATIONS	20,000			0	0							
								2019-0934	06/03/2019	3	ALTERATIONS	10,000			0	0							
								2018-1364	08/31/2018	99	N/A		08/31/2018		100	100							
								2017-1256	08/25/2017	99	N/A		08/25/2017		100	100							
CD	T	ACRES/SF	Nbhd	FBMA	Inf1	ADJ BASE	SAF	Inf2	Lpi	Chot	CREDIT AMT	ADJ VALUE											
TOTAL	2.660 Acres		PLANS 187.61(F1), 261.22				Photo Date		08/27/2024		BLDG #		1										
Nbhd							YrBlt		1984		NET AREA		20,392										
FBMA							COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE												
Inf1							C/ CONDO S																
TY	QUAL	COND	DIMNOTE	YB	UNITS	ADJ PRICE	RCNLD																
NEW PARENT CARD						BLDG	ADJ	DESC	LAND														
						STYLE	1.29	MOTEL/EFF SEASN B8	BUILD.	0	0	0	0	0	0	0							
						QUALITY	1.00	AVERAGE (100%)	DETACH	0	0	0	0	0	0	0							
						FRAME	0.99	WOOD FRAME (100%)	OTHER	0	0	0	0	0	0	0							
						TOTAL			TOTAL	0	0	0	0	0	0	0							
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	W/M/G/H/T	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD					
11		1984	1990 / 33		1.171	1.000	8/27/2024	NMJ	9/2/2016	EMZ	8/27/2024	JR	8 [0]	1.00	20,392	1,000	\$268.66	5,272,525	88	4,639,800			
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	5,272,525			
ROOMS	0	1.00	COMPLEX	29	DENNIS COMNS II	0.90	BAS	L	BASE FLOOR FINI	12,371	1984	269.21	3,330,433	CONDITION ELEM		CD							
BEDROOMS	0	1.00	OCCUPANCY	1	YEAR ROUND	1.00	LLF	L	LOWER LEVEL FIN	1,462	1984	241.58	350,770	EXTERIOR	A								
BATHS	0	1.00	PLAN	1	A	1.00	USF	L	UPPER STORY FIN	6,569	1984	241.58	1,586,921	INTERIOR	A								
HALF-BATHS	0	1.00	FLOOR	12	1ST&2ND FLR UNI	1.00	FPL	O	FIREPLACE	1		4,401.00	4,401	SERVICES	A								
EXTRA FIXTURES	0	.00	STAIRS	1	YES	1.00								FNCTNL USE	A								
FIREPLACES	0	.00	VIEW	35	NO	1.00									A								
W/D-GAS STOVES	0	.00	PARKING	3	OUTDOOR ADEQUAT	1.00									A								
RES UNIT CNT	0	1.00	DCK/PAT/BAL/POR	99	NO	1.00									A								
% COM INT	0	1.00	KITCHEN	2	N/A	1.00									A								
			NET ADJ CODE			1.00																	
			X			1.00																	
			PRIVATE ROAD	1	NO	1.00																	
			HISTORIC DST	3	OLD KINGS	1.00																	
			GENERATOR	2	NO	1.00																	
EFF.YR/AGE		1990 / 33		COND		12 12 %		FUNC		0		ECON		0		DEPR		12 % GD 88		RCNLD		\$4,639,800	

## **Town of Dennis**

### **LICENSING BOARD HEARING**

Notice is hereby given that a public hearing will be held on Tuesday, July 7, 2020 at 5:40pm in the Stone Hearing Room, Dennis Town Office, 685 Route 134, South Dennis, concerning the application of Michael Pearson D/B/A Harvest Gallery located at 776 Main St., Dennis, MA 02638, request an alteration to the description of their licensed premises for their annual all alcohol license. The applicant proposes to amend the description of the premises to add outdoor seating in a fenced in area in front of restaurant for a total of approximately 48 seats from 12noon-10pm seven days a week. The manager will remain as Michael Pearson. The indoor hours of for food and beverage service will remain 11:00am-1:00AM seven days a week. The application is available in the Selectmen's Office or by calling (508) 760-6148. All interested parties may attend and be heard. Comments may also be sent to the [lbarr@town.dennis.ma.us](mailto:lbarr@town.dennis.ma.us).

**DENNIS LICENSING BOARD**

AFFIDAVIT OF LANDLORD SUPPORT FOR SPECIAL PERMIT APPLICATION

COMMONWEALTH OF MASSACHUSETTS

Barnstable County

I, Paul Sullivan, on oath depose and state as follows:

1. I am the owner and landlord of the property located at 776 Main Street, Dennis, Massachusetts (the "Property").

2. The Property is currently leased to 776 Main Wine Bar, LLC d/b/a Baleine, a Massachusetts limited liability company, for the operation of a wine bar and restaurant.

3. I am aware that the tenant, 776 Main Wine Bar, LLC, has applied to the Town of Dennis Zoning Board of Appeals for a Special Permit to allow the continued use of the outdoor dining area located on the patio in front of the building at 776 Main Street.

4. The patio in question was originally constructed and utilized by the previous ownership during the COVID-19 pandemic, under then-relaxed local and state guidelines, to provide a safe and socially distant environment for outdoor dining.

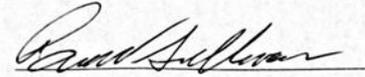
5. The patio has been in active use for food and beverage service for the past four (4) years. The continued use of this outdoor dining space is in alignment with the historical use of the premises and in keeping with the character of the neighborhood.

AFFIDAVIT OF LANDLORD SUPPORT FOR SPECIAL PERMIT APPLICATION

6. I fully support and approve of the tenant's request for a Special Permit to continue to utilize the patio for outdoor dining purposes in the same manner and footprint as previously operated.

7. I affirm that I have no objections to this continued use and that the tenant has my full permission to include this affidavit as part of their application to the Zoning Board of Appeals.

Signed under the pains and penalties of perjury this 15 day of May, 2025.



Paul Sullivan

Landlord/Property Owner