

RECEIVED BY: *AT*
Dennis Town Clerk's Office
on June 18, 2025 at 4:22 p.m.



Town of Dennis – Zoning Board of Appeals
Public Meeting Notice

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 June 23, 2025 at 6:00 pm, in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA.** The public is welcome to attend.

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: 878-003-6813

AGENDA

1) OPEN THE MEETING: 6:00 pm

2) ADJOURNMENT TO EXECUTIVE SESSION:

1. Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy relating to pending litigation known as, **Kantor v. Checkoway (Dennis ZBA) et al.**, Massachusetts Land Court, Case No. 24 MISC. 000100 (DRR), if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.

3) CALL TO ORDER: 6:30 PM

4) PUBLIC HEARINGS:

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).
2. **33 BRADDOCK CIRCLE, ED (ZVAR-25-3):** Edward N. Henry ET UX, 33 Braddock Circle, South Dennis, MA (02660) is seeking a Special Permit, incorrectly applied for as a Variance, to erect a 3-Season room over an existing deck on a non-conforming lot. Located on a property in the R-40 Zoning District and within the Old Kings Highway Historic at 33 Braddock Circle, South Dennis, MA (Assessor's Map 236, Parcel 30).

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.



Town of Dennis – Zoning Board of Appeals
Public Meeting Notice

3. **14 SCOTT TYLER ROAD, WD (ZBAS-25-17)**: Glen D. Townsend and Darlene M. Townsend, 4 LedgeWood Drive, Westford, MA (01886) C/O Matthew Fitzsimmons are seeking a Special Permit to raze and rebuild a single-family dwelling on a pre-existing non-conforming lot. Located on a property in the R-40 Zoning District at 14 Scott Tyler Road, Dennis, MA (Assessor's Map 67, Parcel 9).
4. **1706 ROUTE 6A, Unit U-14, ED (ZBAS-25-15)**: Matthew P Baron ET AL, P.O. Box 1682, East Dennis, MA, 02641, C/O Paul R Tardif is seeking a Special Permit to change the Seasonal Use to Year-Round Use of multiple residential units in a former Motel on a non-conforming structure on a non-conforming lot. Located on a property partially in the R-60 and partially in the Limited Business Zoning District, and part of Old Kings Highway Historic at 1706 Route 6A, Unit U-14, East Dennis, MA (Assessor's Map 379, Parcel 1, Unit 14).
5. **355 MAIN STREET, DP (ZBAS-25-16)**: VB355 RE LLC, 43 Winsome Road, South Yarmouth MA, 02664 C/O attorney Paul R Tardif is seeking a Special Permit to allow a change of use (cabinet making) in the rear building on a property in the GC-2 Zoning District. Located at 355 Main Street, DP, MA (Assessor's Map 73, Parcel 11).
6. **174 LOWER COUNTY ROAD DP (SP-029919-2024)**: Jon Hall, P.O. Box 636, Dover, MA 02030, is seeking a Special Permit to expand the footprint and height of a pre-existing non-conforming building on a non-conforming lot and possible change of use. Located on a property in the Resort Residential (RR) Zoning District at 174 Lower County Road, Dennisport, MA (Assessor's Map 36, Parcel 44). **Continued w/ Testimony 4/28 to 6/23/25.**
7. **8 COOLIDGE WAY, DENNIS (ZBAS-25-12)**: 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). **Continued w/out Testimony May 19, 2025 to June 23, 2025.**
8. **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 w/out testimony; Continued w/ Testimony April 28, 2025; Continued w/out Testimony May 19, 2025 to June 23, 2025.**

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.