



Town of Dennis

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180 Old Bass River Road

PLANNING BOARD SPECIAL REVIEW - STAFF REPORT – July 2, 2025

APPLICANT:	Town of Dennis C/O Ann Keane, Civitects Architecture
PROJECT ADDRESS:	180 Old Bass River Road, South Dennis, MA 02660
MAP AND LOT NUMBER:	161-81
APPLICANT ADDRESS:	Civitects Architecture, 472 Walnut Street, Fall River, MA 02720
CASE NUMBER:	PBSP-25-6
ZONING:	R-40; Zone II; OK Historic
MEETING DATE:	July 7, 2025

PROPOSAL	Special Review - Municipal; New Recreational Building for Johnny Kelley Park
PROJECT SUMMARY	Proposal to construct a one-story 2,640 sf building with an all-purpose, year-round great room, an office and bathrooms and associated septic.
PLOT PLAN	Site Plan of John Kelly Park, 180 Old Bass River Road, South Dennis, MA 02660, prepared for Town of Dennis by BSC Group, 349 Main Street- Route 28 West Yarmouth, Massachusetts 02673, and Civitects Architecture, P.O. Box 9609, Fall River, MA 02720. Plan consisting of 5 sheets with existing and proposed conditions, Septic System Profile and Design with Details, And Details Page with Pavement information, Downspout Details, and signage information. Plan dated May 7, 2025 stamped by David J. Crispin.
BUILDING PLANS	Plan of John Kelly Park, 180 Old Bass River Road, South Dennis, MA 02660, prepared for Town of Dennis by Civitects Architecture P.O. Box 9609, Fall River MA 02720. Plan consisting of 5 sheets with First Floor Plan, Ceiling Plan, Roof Plan, Bathroom Floor Plans, and Exterior Elevations. Plan dated, May 6, 2025.

1. **Project Summary**
2. **Town Department Comments**
3. **§ 1.4.2.1 - Special Permit Granting Authority – Criteria and Proposal**
4. **§ 4.1.2.5 Design Objectives – Criteria and Proposal**
5. **Correspondence**
6. **Conditions**

1. PROJECT SUMMARY:

- a. Proposal to construct a one-story 2,640 sf building with an all-purpose, year-round great room with meeting space, an office, public toilet rooms, utility storage, and janitor's closet.
- b. Project will include two new A.D.A. accessible parking spots and a new accessible concrete sidewalk leading from these spots to the Braille Trail and both the new all-purpose building and existing outdoor pavilion.

- c. The new building would be to south and west of the existing pavilion building, between it and the two bocce courts.
- d. Currently the site does not have a year-round indoor facility.
- e. The Park provides a wide variety of recreational needs including summer camp which serves 1,000's of children every summer, tennis courts and lessons, basketball courts and camp, youth soccer and baseball, women's and senior softball. The bathrooms will usually be available to lighted basketball and tennis courts.
- f. The proposed great room is approximately 1,600 sf with a capacity of 100 and can accommodate meetings, camp and other functions throughout the year.
- g. Approximately 22-trees, mostly scrub oak and pine would be removed for the construction and septic. Several of the pines show evidence of damage by pine borer bark beetles.
- h. Project has been approved by the Board of Health; the Old King's Highway Historic District and is being funded by a \$1.2 million grant from the Community Preservation Committee (CPC).
- i. There would be no new parking except for the two new handicapped accessible parking spots off of the circular drive. The two accessible spots would be on either side of a new accessible path that leads to the existing pavilion and new year-round building.
- j. The septic system would be located between the bocce courts and the parking parallel to Old Bass River Road.
- k. **Lighting:** Low-level bollard safety lighting along the new accessible walkway is proposed during hours of operation. Sconce lighting by egress per code.
- a) **Landscaping:** No new landscaping has been proposed yet. The plan is low-maintenance foundational plantings similar to recent plantings at the entry to the park and circular drive.

2. **TOWN DEPARTMENTS COMMENTS:**

- a. **NATURAL RESOURCES:** Not in Conservation jurisdiction.
- b. **HEALTH:**
 - i. Project was approved at June 12, 2025 BOH hearing pending a passing Title 5 system inspection on existing system.
 - ii. Health Department is still pending the signed and recorded variance paperwork as well as the certified mail receipts and the T5 inspection report.
- c. **ENGINEERING:** See Engineering Comments on separate sheet.
- d. **FIRE:** Approved – no comment.

3. **§ 1.4.2.1 Special Permit Granting Authority:** 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. The following criteria must be met:
- a. *The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **The proposed all-purpose year-round building will increase the capacity and extend the time of use of the heavily used Town recreational park.***
 - b. *Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **The project site is adjacent to existing buildings, facilities and parking.***
 - 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; **The project will extend the season and improve accessibility.***
 - 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; **Project is compatible with the land use and is a designed building approved by Old King's Highway District.**

- e. *Adequacy of provision of utilities and other necessary or desirable public services*; **Services are adequate and the project improve delivery of services with year-round public toilets and all-purpose great room for public functions.**
- f. *Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods*; **Only low lever security lighting is proposed at this time.**
- 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.* **Approximately 22 trees, pine and scrub oak, will be removed for this project. Some of the pines show evidence of pine borer bark beetle damage and the oaks appear to be volunteer tress about 20-30 years old.**

4. **§ 4.1.2.5 Site Plan Design Objectives:** The following design objectives (*italics*) in addition to any standards elsewhere in the Zoning By-Law, shall be used by Planning Board in considering all site plans.

a. **Landscaping:**

- i. *Every effort shall be made to minimize removal of existing vegetation and to integrate existing mature trees and vegetation into the landscape plan.* **Approximately 22 trees, pine and scrub oak, will be removed for this project. Some of the pines show evidence of pine borer bark beetle damage**
- ii. *Natural buffers ... shall be maintained whenever possible.* **Buffers to the park are maintained. The circular drive was recently replanted with grass and flowering shrubs to replace the pine needles and dirt.**
- iii. *Landscaping shall include masses of trees and vegetation around/near buildings to reduce perceived scale and set into landscape.* **Applicants note that they do not want large trees around the building as the pavilion roof is covered in moss due to the shade.**

b. **Circulation:** *With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives, parking and loading areas, special attention shall be given to*

- i. *Location and number of access points to the public streets:* **No change proposed.**
- ii. *General interior circulation: ...should improve accessibility to the new building and the Braille Trail.*
- iii. *Separation of pedestrian and vehicular traffic: ... new accessible sidewalk will help delineate separation between are for cars and pedestrians.*
- iv. *Surface material:* **Some new asphalt.**
- v. *Access to community facilities:* **Facility includes year-round public toilets.**
- vi. *Accommodations for the handicapped:* **Building will be accessible per A.D.A. and adds accessible sidewalks and bathrooms.**

c. **Surface Water Drainage:** *The removal of surface water shall not affect adjoining properties, streets or storm drainage systems nor obstruct circulation.... Site Plan prepared by civil engineer.*

d. **Building Location:** *Proposed building to be integrated as much as possible. Location is appropriate.*

e. **Building Design:** *Building has been designed by Civitects Architects (unlike pavilion where interior section is cinder block construction).*

f. **Special Features:** *Year-round, all purpose and accessible.*

- g. **Safety** - All open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. **Fire has reviewed and approved the plan.**

5. **CORRESPONDENCE:** None Received

6. **PROPOSED CONDITIONS:**

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 or legal holidays.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, or turned off one-hour after closing, that is "Dark-Sky" compliant.
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