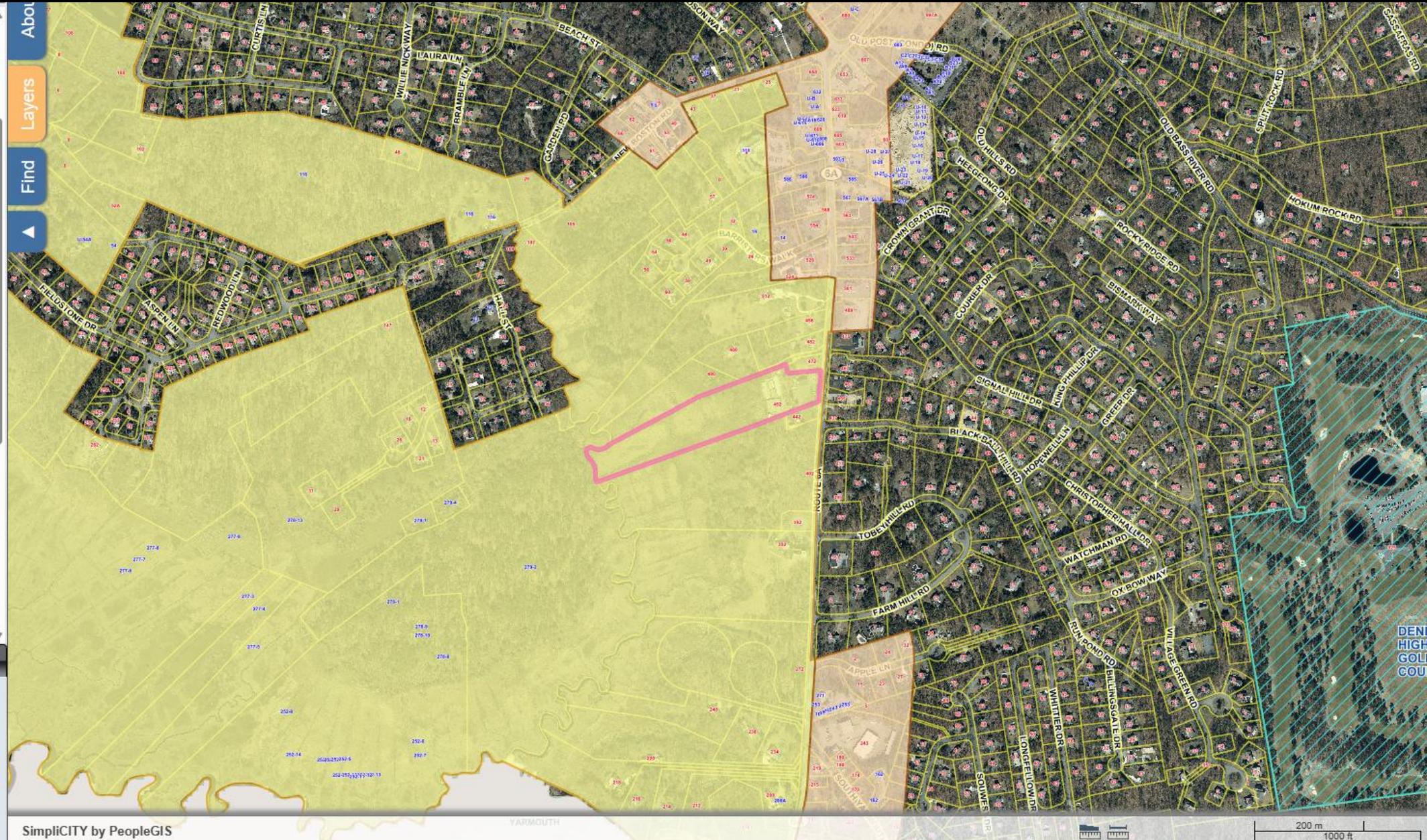


- Zoning (2025)**
- Medium Wind Facility Overlay District
 - Large Wind Facility Overlay District
 - Med. & Large Wind Facility Overlay Distr
 - Scenic Corridor
 - Residential 40
 - Residential 60
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Limited Business
 - Extensive 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**
- FEMA Flood Zones**
- Voting Precincts**
- 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



Simplicity by PeopleGIS

YARMOUTH



200 m 1000 ft

DEN
HIGH
GOL
COU



LOT A
 TOTAL AREA = 361,121 SF± (8.29 AC±)
 WETLAND AREA = 241,125 SF± (5.54 AC±)
 UPLAND AREA = 119,996 SF± (2.75 AC±)

BENCHMARK
 TOP OF STONE BOUND
 EL=15.66 (NAVD 1988 DATUM)

FLOOD BOUNDARY COMMUNITY
 PANEL 250E050773L EPI DATE 7-16-2014
 ZONE AE, EL=14

FLOOD BOUNDARY COMMUNITY
 PANEL 250E050773L EPI DATE 7-16-2014
 ZONE AE, EL=14

ZONING CLASSIFICATION

ZONE: R62 (RURAL RESIDENTIAL)
 MINIMUM AREA: 60,000 SF
 MINIMUM FRONTAGE: 50 FEET
 ROAD SETBACK: 75 FEET
 ADJUTER SETBACK: 30 FEET
 MAXIMUM SET COVERAGE: 15%
 MAXIMUM BUILDING HEIGHT: 30 FEET

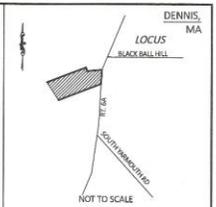
BUILDING COVERAGE CALCULATION:
 BUILDING AREA: 3,674 SF
 GREEN HOUSES: 15,346 SF
 SHEDS GREATER THAN 200 SF: 992 SF
 TOTAL: 20,012 SF

LOT AREA (UPLAND): 119,996 SF
 (BUILDING AREA / LOT AREA) x 100 % = COVERAGE
 (20,212 / 119,996) x 100 % = 16.9% > 15.0%

PROPOSED BUILDING COVERAGE CALCULATION:
 BUILDING AREA: 3,674 SF
 PROPOSED BARN: 782 SF
 GREEN HOUSES: 15,346 SF
 SHEDS GREATER THAN 200 SF: 992 SF
 TOTAL: 21,794 SF

LOT AREA (UPLAND): 119,996 SF
 (BUILDING AREA / LOT AREA) x 100 % = COVERAGE
 (21,704 / 119,996) x 100 % = 17.9% > 15.0%

NOTE: TEMPORARY CALCULATIONS HOOP BUILDING NOT INCLUDED IN COVERAGE



PLAN BOOK 276 PAGE 55
 DEED BOOK 22542 PAGE 300
 ASSESSORS' MAP 305 PARCEL B

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- ELECTRIC / COMM. SERVICE LINE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

RT. 6A- STATE HIGHWAY
 50' WIDE STATE WAY



CAPE ABILITIES- FARM
 86 WILLOW STREET, YARMOUTHPORT, MA 02675

SITE PLAN- PROPOSED BARN
 452 RT. 6A, DENNIS, MA

J.M. O'REILLY & ASSOCIATES, INC.
 Professional Engineering & Land Surveying Services

1570 Main Street - Route 6A
 P.O. Box 1770
 Brewer, MA 00831 (508)396-6802 Fax

(508)396-6801
 DATE: 06-10-2025 SCALE: As Noted BY: JMO/gb CHECK: JMO JMO NUMBER: JMO-9533

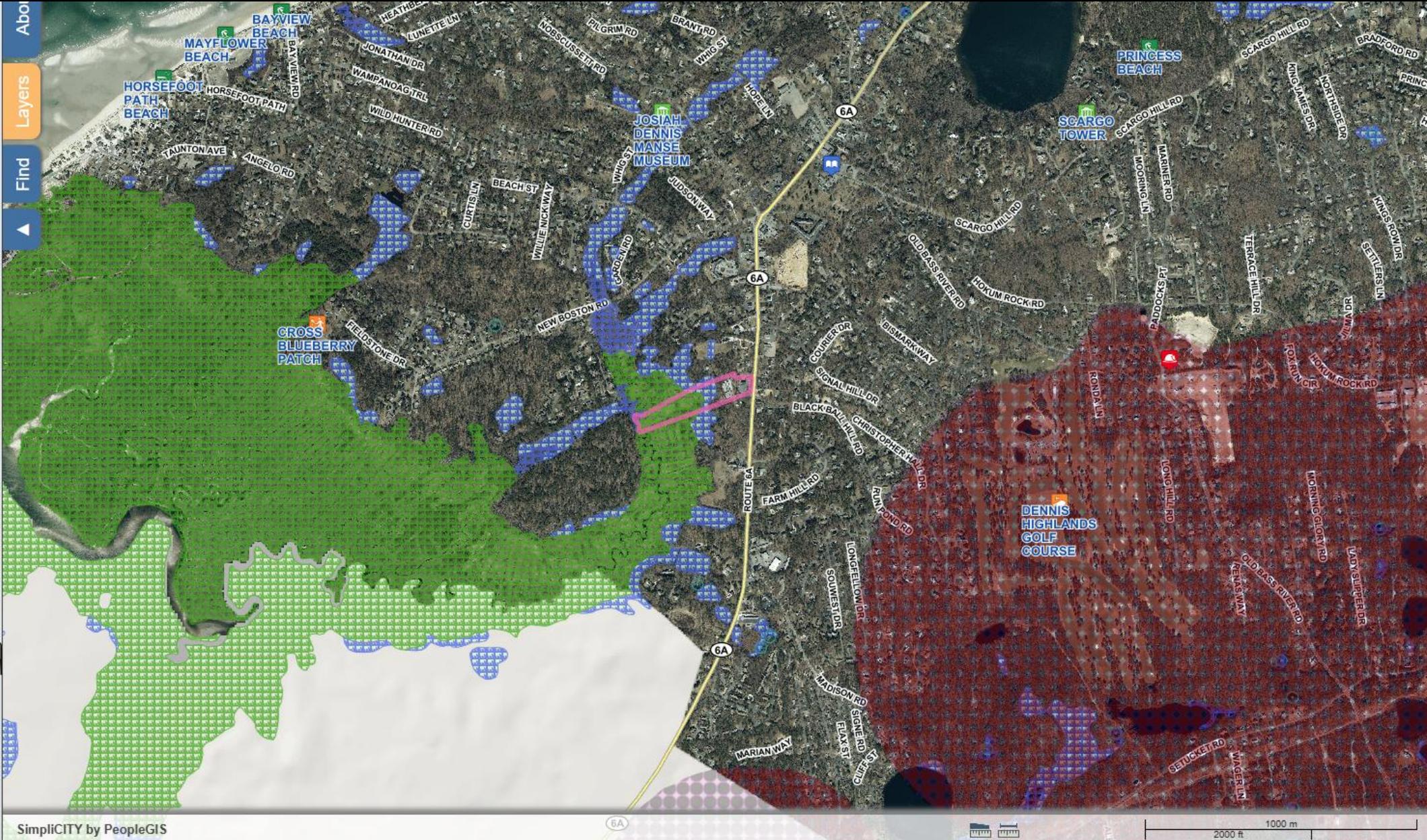
Voting Precincts
 Elevation
 MassDEP Regulated Areas

- Activity and Use Limitations Sites
- Tier Classified Oil and/or Hazardous
- Material - 21E Sites
- DWD Zone II - Sept. 29 2005 - June 10 2022
 - Zone II Area - Old
 - 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

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



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
305-8-0	452 ROUTE 6A	DE	CAPE ABILITIES

Detail Information Zoom To

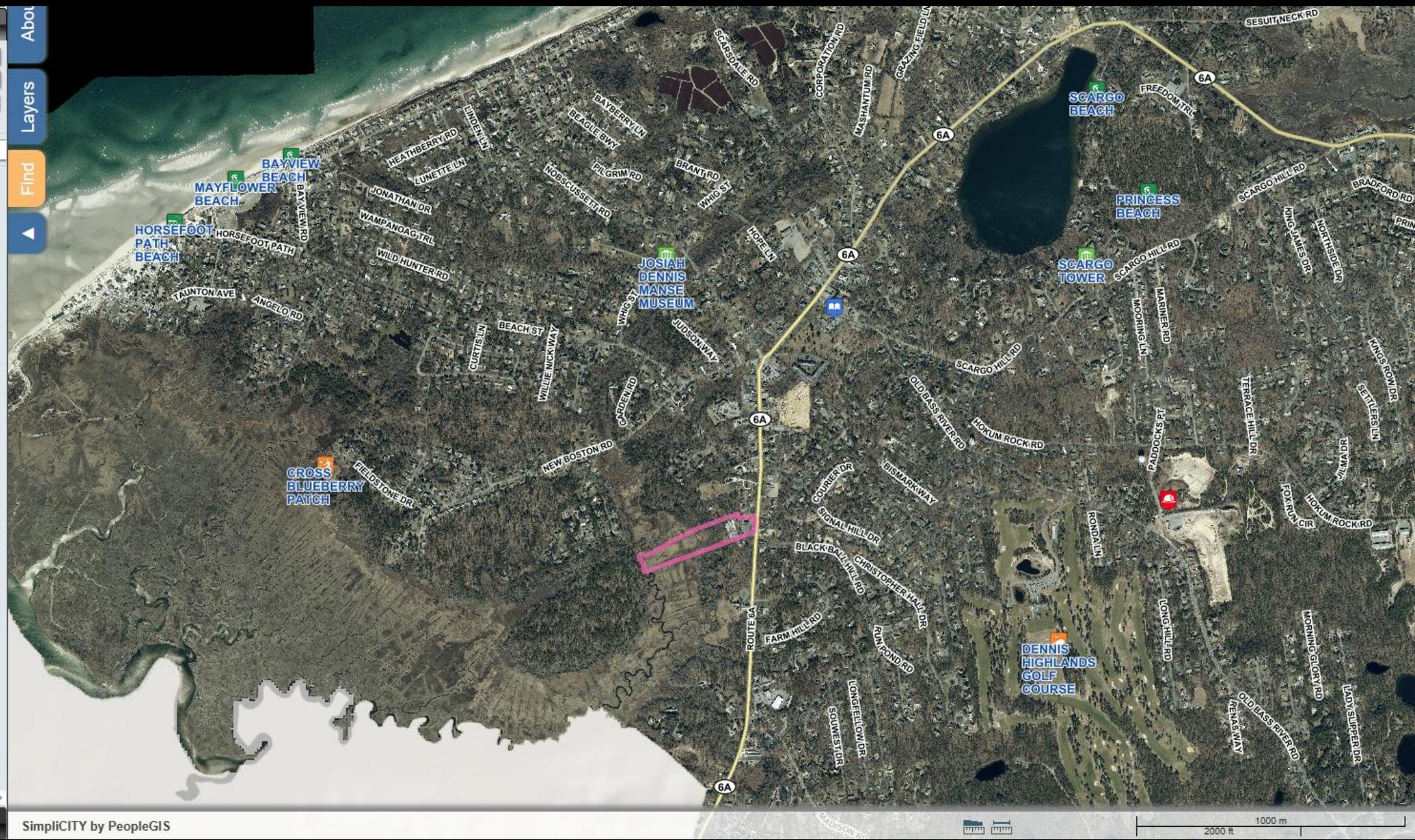
CAMA ID	305-8-0
MapPar	305-8
Key	12521
Fiscal Year	2026
Extension	0
Address	452 ROUTE 6A
Village	DE
Property Type	E
Owner	CAPE ABILITIES INC
Co-Owner	
Owner Address	895 MARY DUNN ROAD
Owner City	HYANNIS
Owner State	MA
Owner Zip	02601
Owner Country	
State Class #	9570
State Class Desc	CHAR SERVICES
Deed Date	12/21/07 00:00:00
Book	22562
Page	300
Certificate	
Last Sale Price	0.0000
Total Value	\$730,600.00
Land Value	\$323,400.00
Building Value	\$0.00
Detached Building Value	\$407,200.00
Acres	8.29
Prev Year Total Value	\$698,800.00

Find Abutters

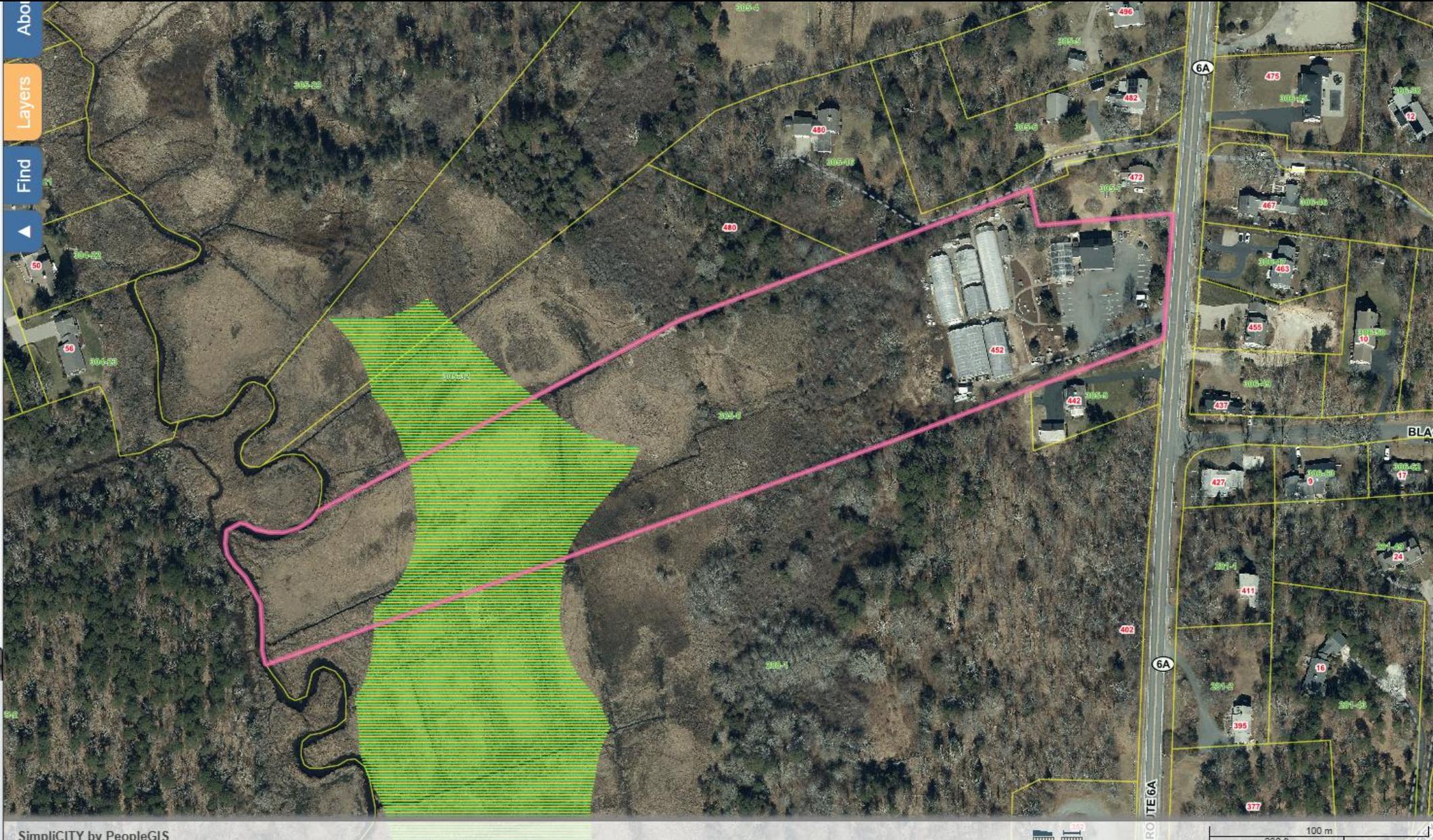
About

Layers

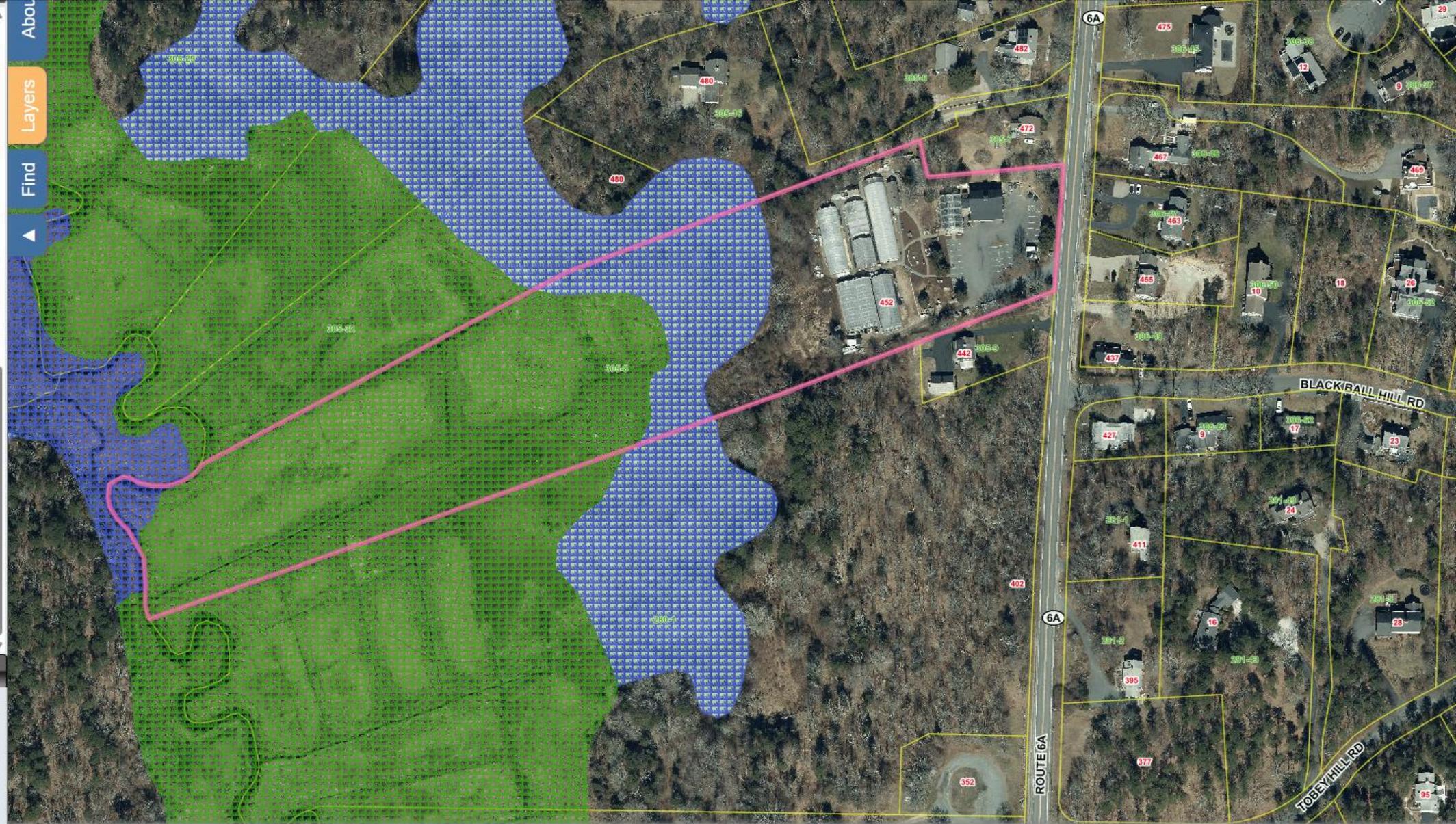
Find



- 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
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 - 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
- Basemap - CCC 2020 Aerial Imagery
Hillshade Donut
- ▼ Base Maps
- Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
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 - MassGIS 1994 Orthos
 - Town Base Map



- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
 - Tier Classified Oil and/or Hazardous Material - 21E Sites
 - DWD Zone II - Sept. 29 2005 - June 10 2022
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 - MA DEP Wetlands
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 - Wooded Swamp
 - Salt Marsh
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 - 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
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 - Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery
Hillshade Donut
- ▼ Base Maps
 - Google Hybrid Map
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 - 2023 MassGIS Orthos
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 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
305-8-0	452 ROUTE 6A	DE	CAPE ABILITIES

Detail Information Zoom To

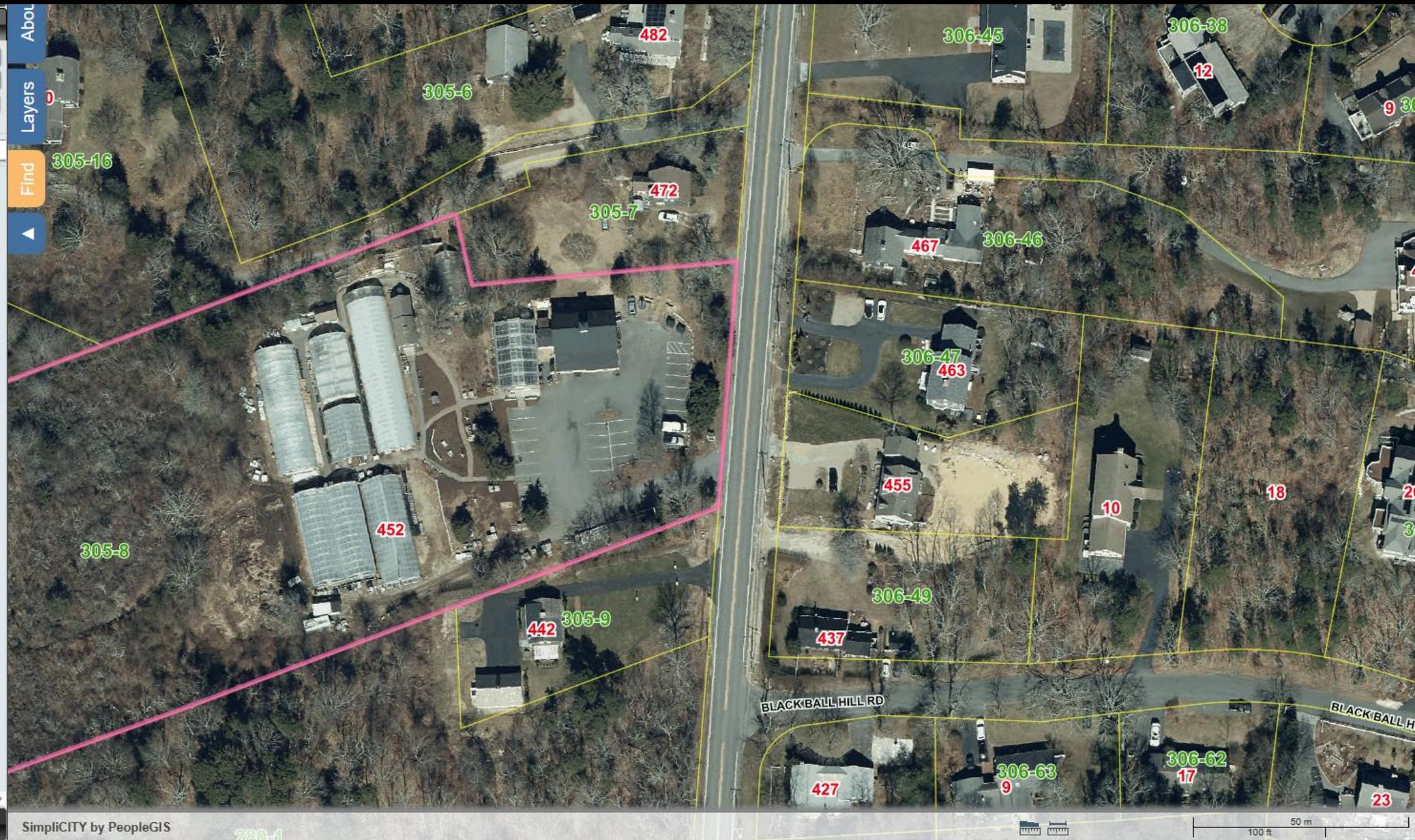
CAMA ID	305-8-0
MapPar	305-8
Key	12521
Fiscal Year	2026
Extension	0
Address	452 ROUTE 6A
Village	DE
Property Type	E
Owner	CAPE ABILITIES INC
Co-Owner	
Owner Address	895 MARY DUNN ROAD
Owner City	HYANNIS
Owner State	MA
Owner Zip	02601
Owner Country	
State Class #	9570
State Class Desc	CHAR SERVICES
Deed Date	12/21/07 00:00:00
Book	22562
Page	300
Certificate	
Last Sale Price	0.0000
Total Value	\$730,600.00
Land Value	\$323,400.00
Building Value	\$0.00
Detached Building Value	\$407,200.00
Acres	8.29
Prev Year Total Value	\$698,800.00

Find Abutters

About

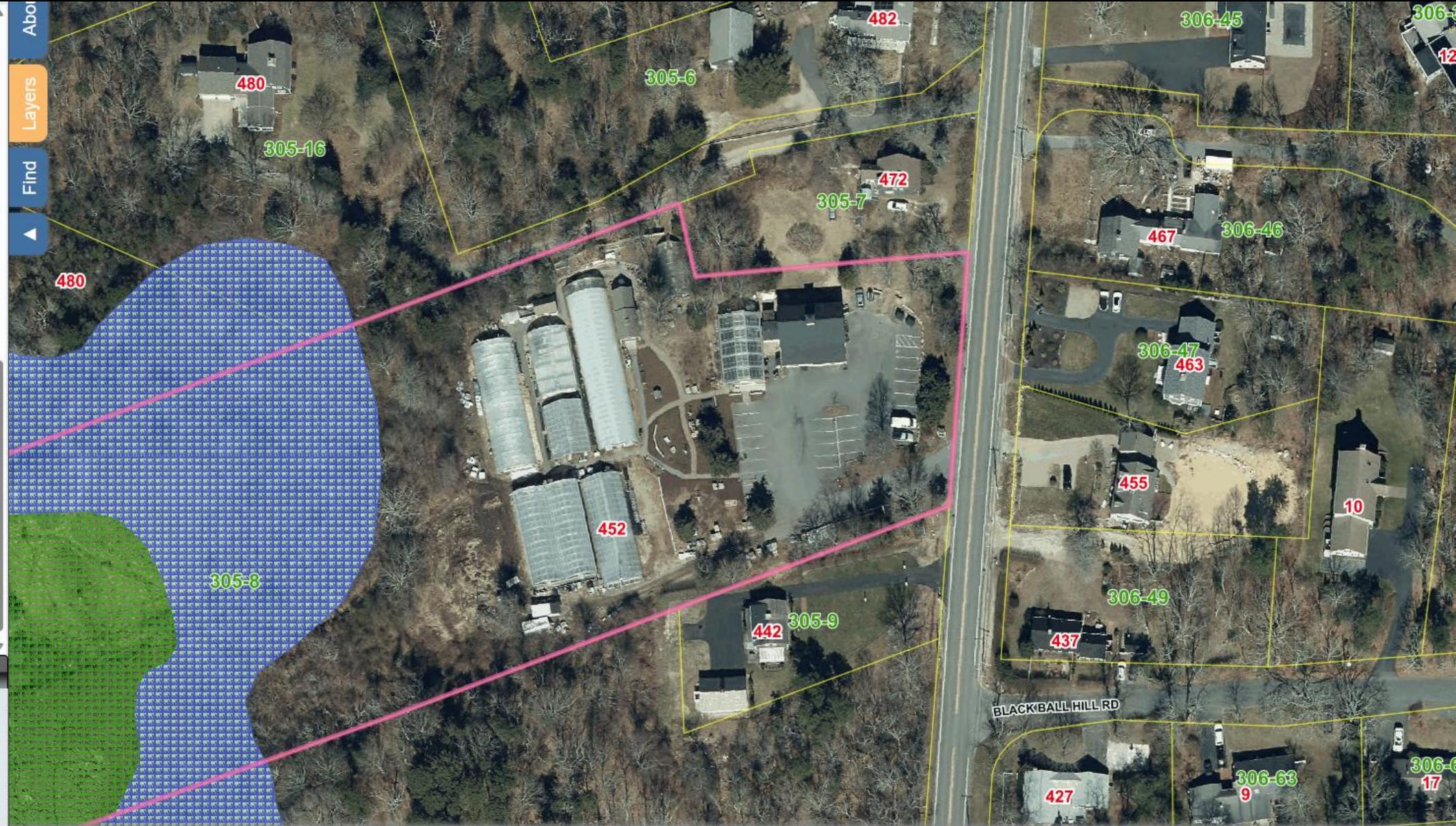
Layers

Find



- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
 - Tier Classified Oil and/or Hazardous
 - Material - 21E Sites
 - DWD Zone II - Sept. 29 2005 - June 10 2012
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 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map

About
Layers
Find



Simplicity by PeopleGIS

280-1



Layers

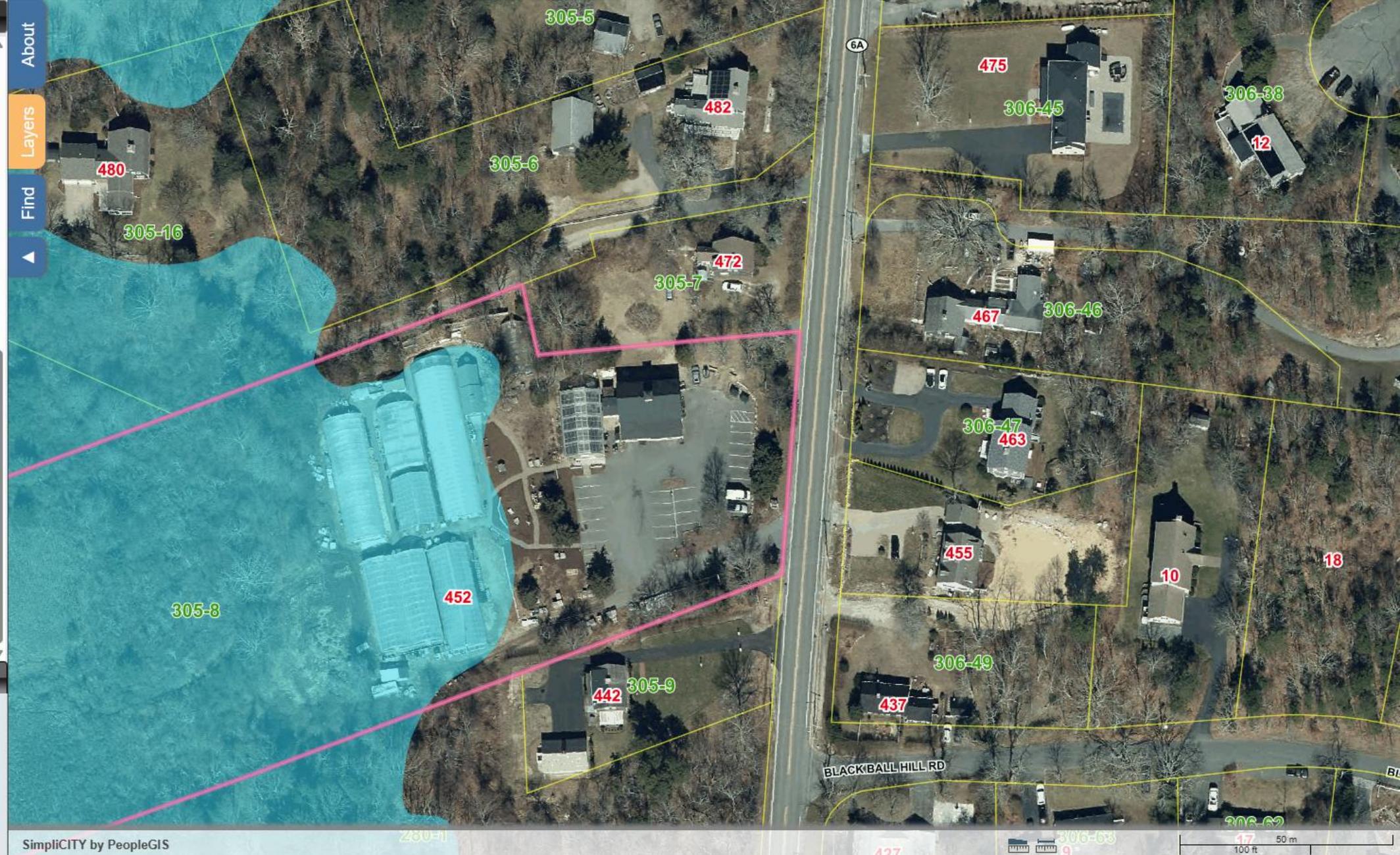
- Flood Hazard
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- 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)
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Basemap - CCC 2020 Aerial Imagery
Hillshade Donut

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- MassGIS 2014 Orthos
- MassGIS 2005 Orthos
- MassGIS 1994 Orthos
- Town Base Map

About
Layers
Find





305-7

412

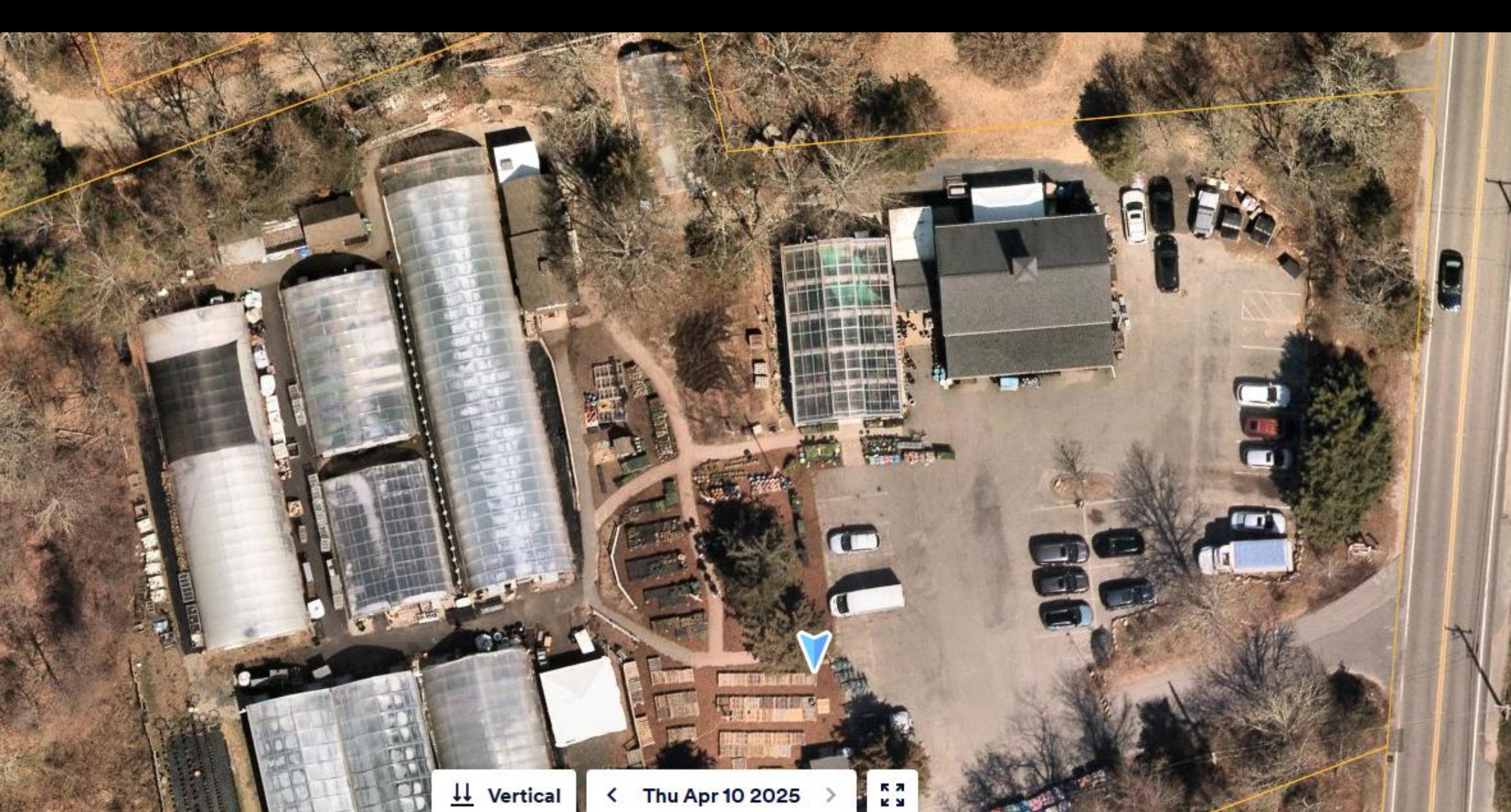
452

442

305-9

8





Vertical

Thu Apr 10 2025





Vertical

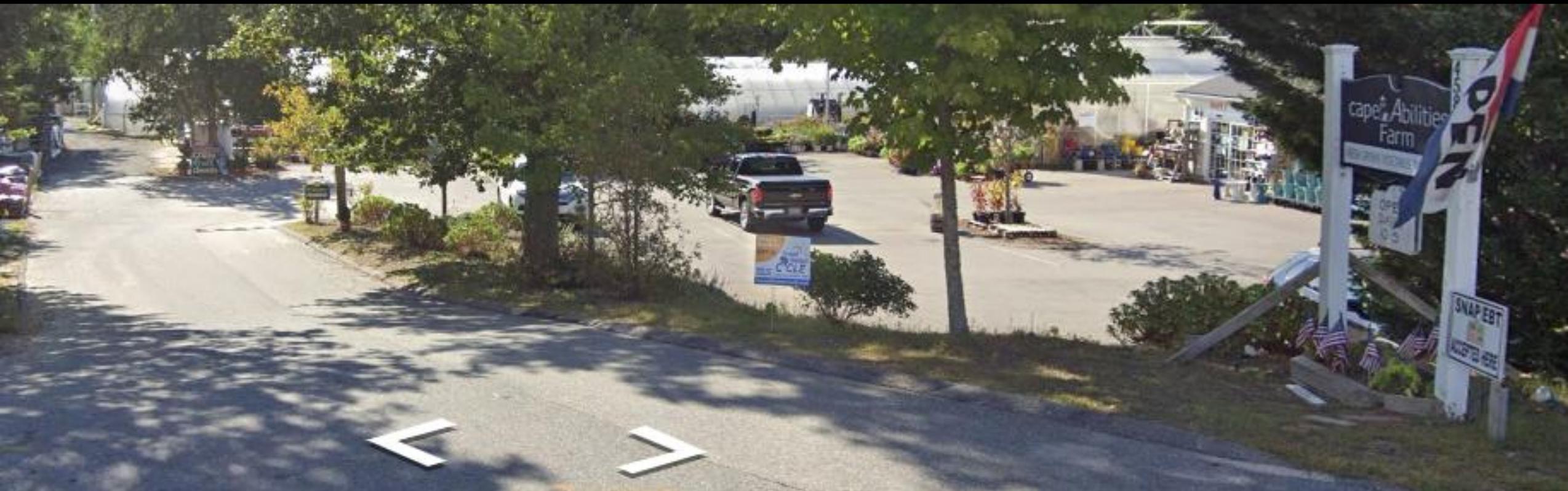


Tue Sep 10 2024



















LOT A
 TOTAL AREA = 361,121 SF± (8.29 AC±)
 WETLAND AREA = 241,125 SF± (5.54 AC±)
 UPLAND AREA = 119,996 SF± (2.75 AC±)

BENCHMARK
 TOP OF STONE BOUND
 EL=15.6± (NAVD 1988 DATUM)

FLOOD BOUNDARY COMMUNITY
 PANEL 250E050773L EPI DATE 7-16-2014
 ZONE AE, EL=14

FLOOD BOUNDARY COMMUNITY
 PANEL 250E050773L EPI DATE 7-16-2014
 ZONE AE, EL=14

ZONING CLASSIFICATION

ZONE: R62 (RURAL RESIDENTIAL)
 MINIMUM AREA: 60,000 SF
 MINIMUM FRONTAGE: 50 FEET
 ROAD SETBACK: 75 FEET
 ADJUTER SETBACK: 30 FEET
 MAXIMUM SET COVERAGE: 15%
 MAXIMUM BUILDING HEIGHT: 30 FEET

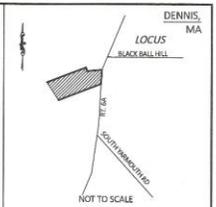
BUILDING COVERAGE CALCULATION:
 BUILDING AREA: 3,614 SF
 GREEN HOUSES: 15,346 SF
 SHEDS GREATER THAN 200 SF: 962 SF
 TOTAL: 20,922 SF

LOT AREA (UPLAND): 119,996 SF
 (BUILDING AREA / LOT AREA) x 100 % = COVERAGE
 (20,922 / 119,996) x 100 % = 16.6% > 15.0%

PROPOSED BUILDING COVERAGE CALCULATION:
 BUILDING AREA: 3,614 SF
 PROPOSED BARN: 762 SF
 GREEN HOUSES: 15,346 SF
 SHEDS GREATER THAN 200 SF: 962 SF
 TOTAL: 21,704 SF

LOT AREA (UPLAND): 119,996 SF
 (BUILDING AREA / LOT AREA) x 100 % = COVERAGE
 (21,704 / 119,996) x 100 % = 17.9% > 15.0%

NOTE: TEMPORARY CALCULATIONS HOOP BUILDING NOT INCLUDED IN COVERAGE



PLAN BOOK 276 PAGE 55
 DEED BOOK 22542 PAGE 300
 ASSESSORS' MAP 305 PARCEL B

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- ELECTRIC / COMM. SERVICE LINE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- SEPTIC TANK
- DISTRIBUTION BOX
- SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

RT. 6A- STATE HIGHWAY
 50' WIDE STATE WAY



CAPE ABILITIES- FARM
 86 WILLOW STREET, YARMOUTHPORT, MA 02675

SITE PLAN- PROPOSED BARN
 452 RT. 6A, DENNIS, MA

J.M. O'REILLY & ASSOCIATES, INC.
 Professional Engineering & Land Surveying Services

1570 Main Street - Route 6A
 P.O. Box 1770
 Brewer, MA 00831 (508)396-6802 Fax
 (508)396-6801

DATE: 06-10-2025 SCALE: As Noted BY: JMO/gb CHECK: JMO JMO NUMBER: JMO-9533

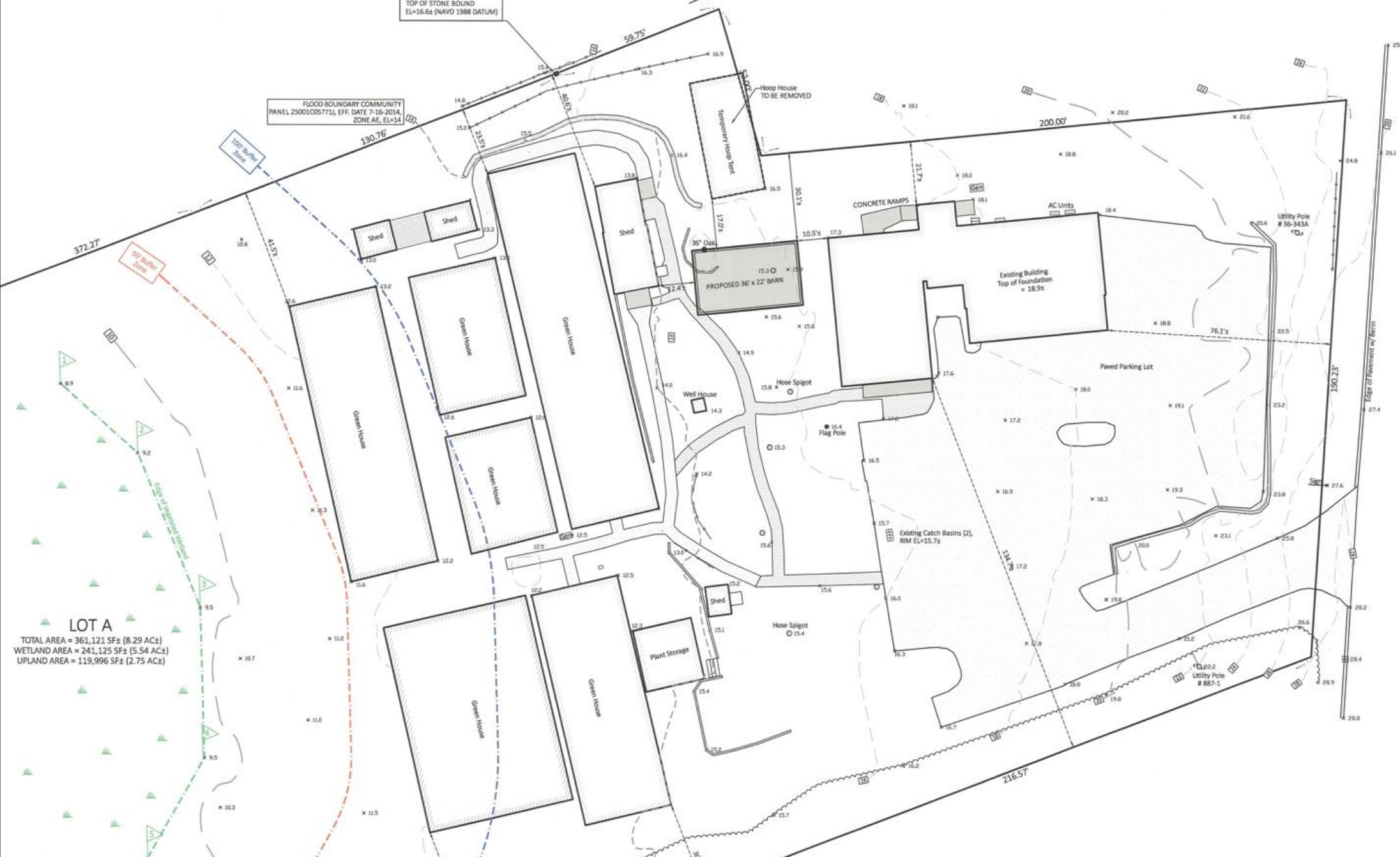
BENCHMARK
TOP OF STONE BOUND
EL=16.62 (NAVD 1988 DATUM)

FLOOD BOUNDARY COMMUNITY
PANEL 25001C057713, EFF. DATE 7-16-2014,
ZONE AE, EL=14

100' Buffer Zone

50' Buffer Zone

LOT A
TOTAL AREA = 361,121 SF± (8.29 AC±)
WETLAND AREA = 241,125 SF± (5.54 AC±)
UPLAND AREA = 119,996 SF± (2.75 AC±)

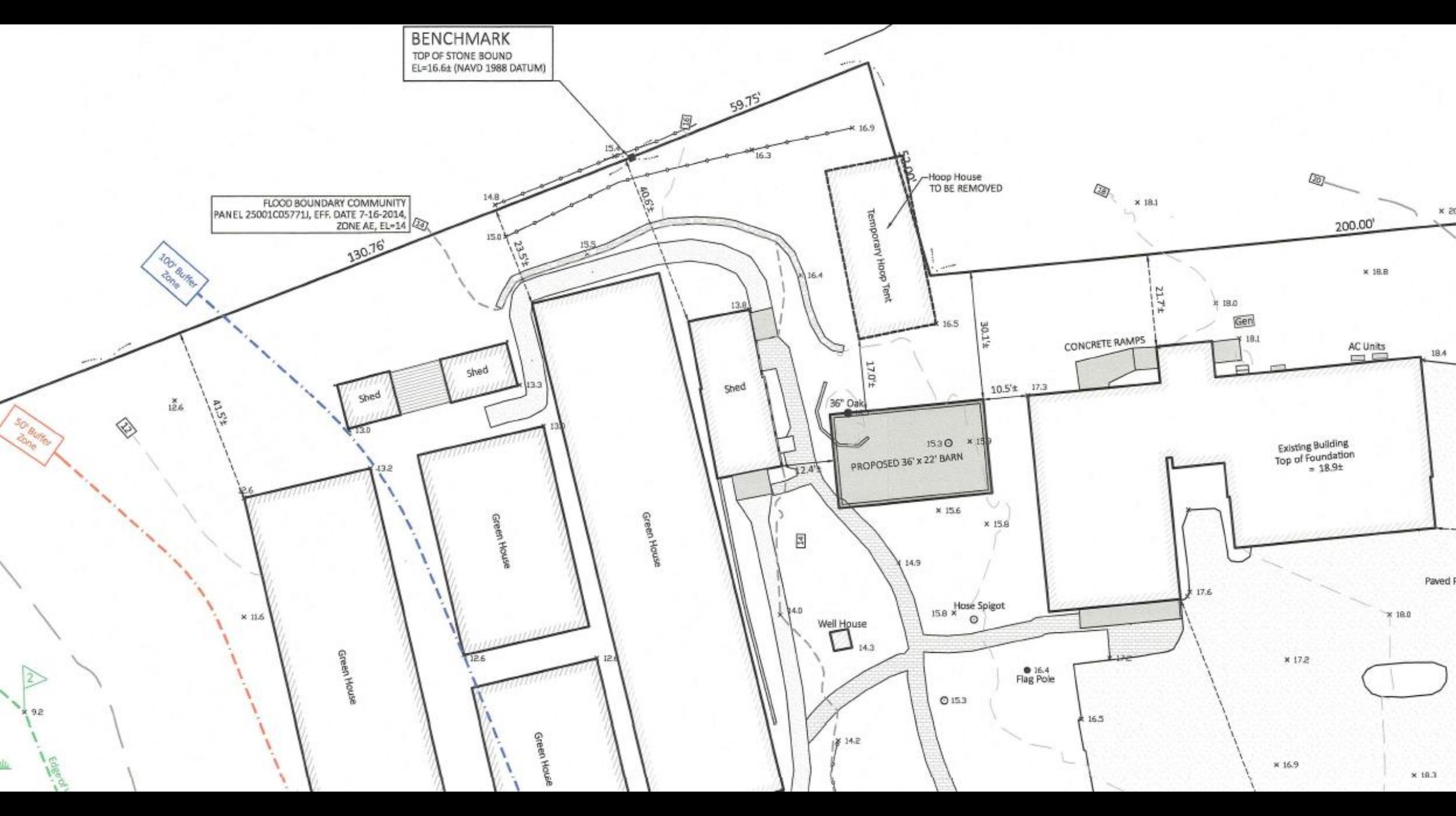


RT. 6A- STATE HIGHWAY
50' WIDE STATE WAY

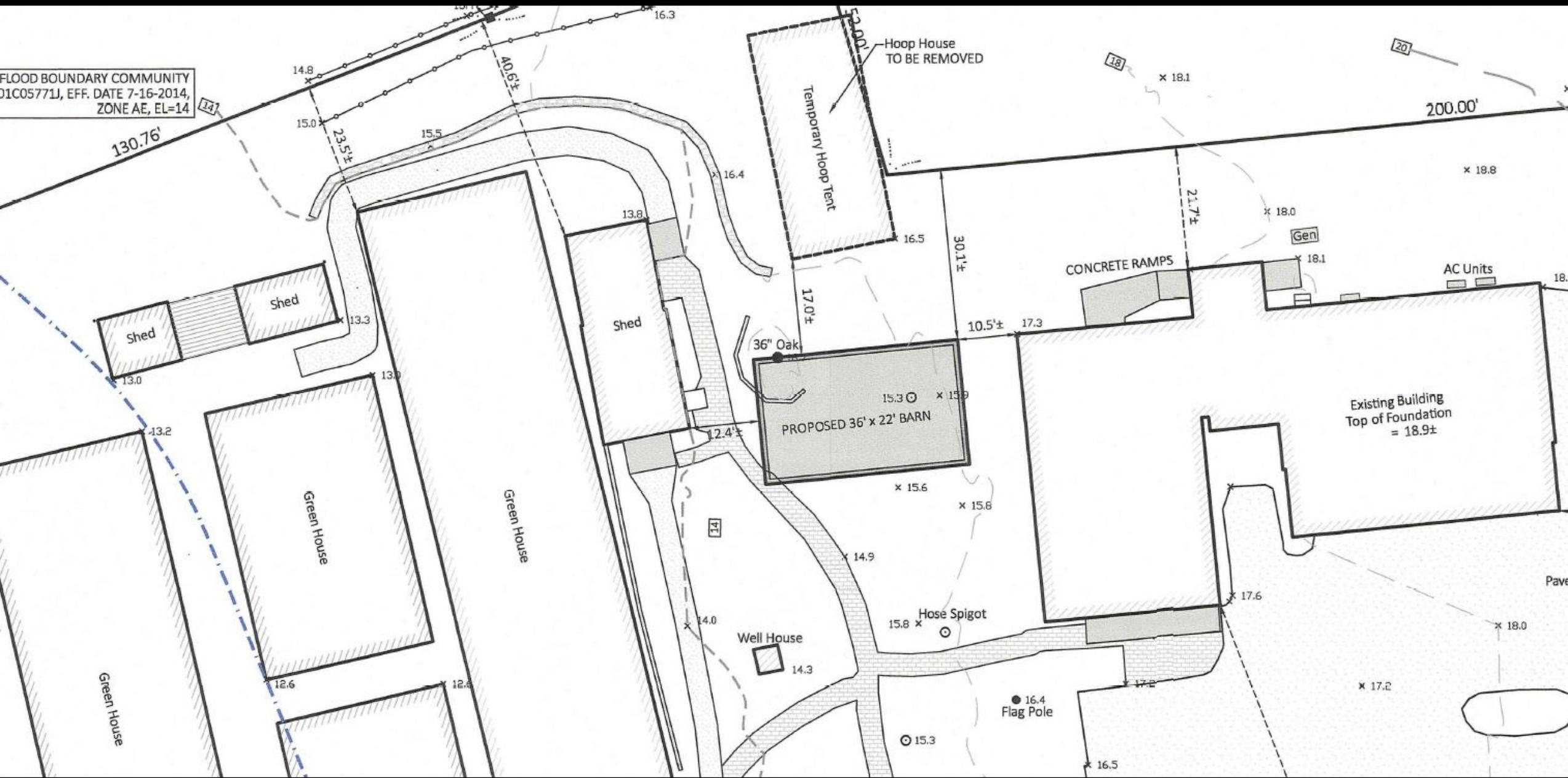
Edge of Pavement w/ Berm

BENCHMARK
TOP OF STONE BOUND
EL=16.6± (NAVD 1988 DATUM)

FLOOD BOUNDARY COMMUNITY
PANEL 25001C05771J, EFF. DATE 7-16-2014,
ZONE AE, EL=14



FLOOD BOUNDARY COMMUNITY
01C05771J, EFF. DATE 7-16-2014,
ZONE AE, EL=14





Exterior Elevation Front



SHEET
ELEV
3

Exterior Elevation Back

Cape Abilities Farm
458 Main Street Rte 6A
Dennis, MA 02638

Front and Rear Elevations

Drawings Provided By:
JAVENPORT BUILDING COMPANY
20 NORTH MAIN STREET
DENNIS SOUTH, MA 02664
508 760-4276

DATE:

6/3/2025

SCALE: 1/4"

ZONING CLASSIFICATION

ZONE	R60 (RURAL RESIDENTIAL)
MINIMUM AREA	60,000 SF
MINIMUM FRONTAGE	50 FEET
ROAD SETBACK	75 FEET
ABUTTER SETBACK	30 FEET
MAXIMUM SITE COVERAGE	15%
MAXIMUM BUILDING HEIGHT	30 FEET

BUILDING COVERAGE CALCULATION:

BUILDING AREA	3,874 SF
GREEN HOUSES	15,346 SF
SHEDS (GREATER THAN 200 SF)	992 SF
TOTAL	20,212 SF

LOT AREA (UPLAND) 119,996 SF

$(\text{BUILDING AREA} / \text{LOT AREA}) \times 100 \% = \text{COVERAGE}$

$$(20,212 / 119,996) \times 100 \% = 16.8 \% > 15.0\%$$

PROPOSED BUILDING COVERAGE CALCULATION:

BUILDING AREA	3,874 SF
PROPOSED BARN	792 SF
GREEN HOUSES	15,346 SF
SHEDS (GREATER THAN 200 SF)	992 SF
TOTAL	21,004 SF

LOT AREA (UPLAND) 119,996 SF

$(\text{BUILDING AREA} / \text{LOT AREA}) \times 100 \% = \text{COVERAGE}$

$$(21,004 / 119,996) \times 100\% = 17.5\% > 15.0\%$$

NOTE: TEMPORARY CALCULATIONS HOOP BUILDING NOT INCLUDED IN COVERAGE

Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-33
DATE OF REFERRAL:
June 11, 2025
FEES PAID:
\$50.00

OWNERS NAME: CAPE ABILITIES INC
PROPERTY ADDRESS OF WORK: 452 ROUTE 6A, DENNIS, MA, 02638
MAP & PARCEL: 305-8-0
DETERMINATION OF REFERRAL: Planning Board Special Review per 2.3.4.2.(b.) for the expansion of a non-profit Agricultural use in the Residential 60 zoning district and relief per 2.3.4.2.(b.)

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Remove temporary hoop tent and construct a new 36 foot by 22 foot permanent barn, which is conforming to setbacks.