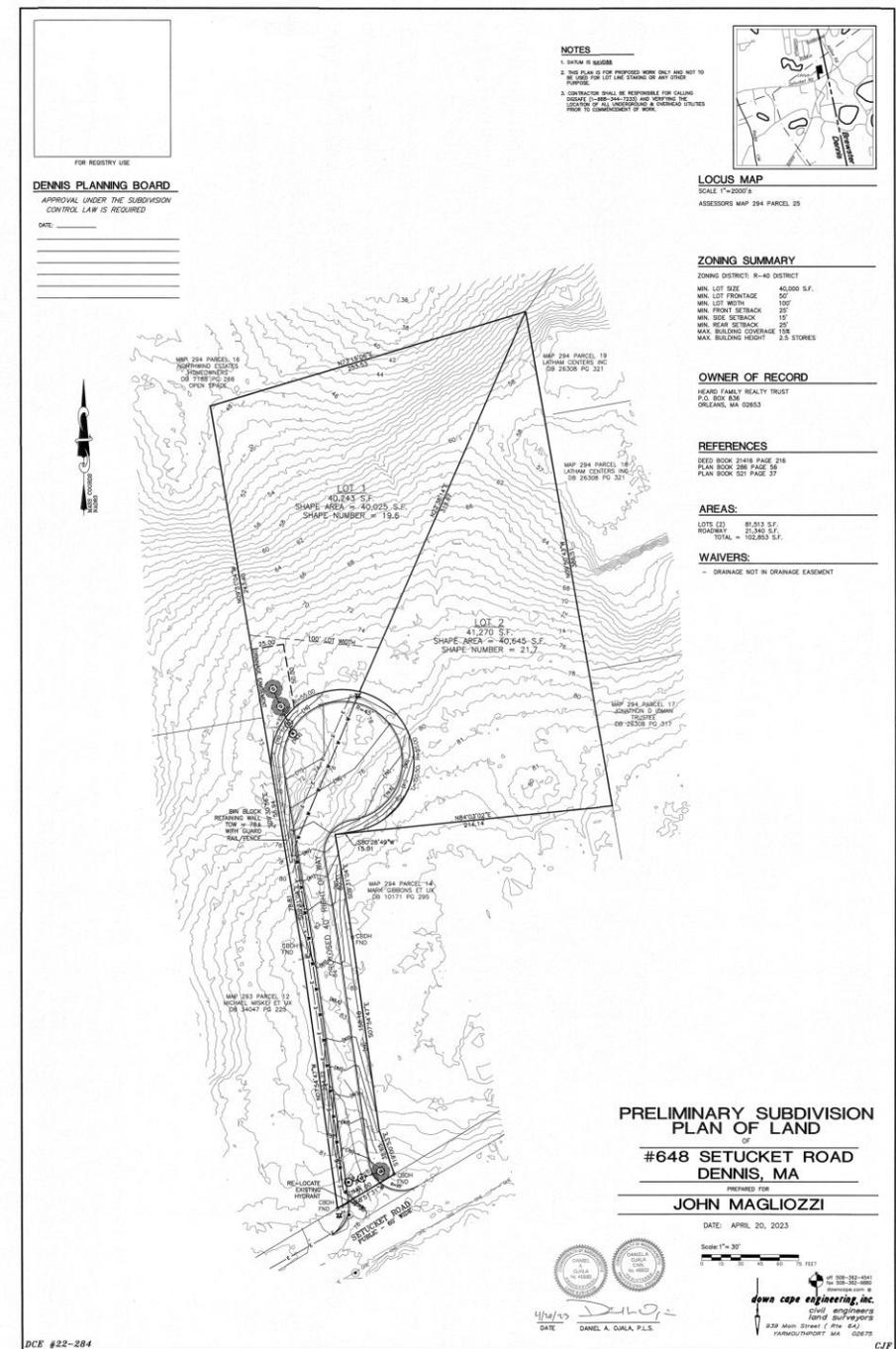


# PUBLIC SHADE TREE PUBLIC HEARING

## 648 SETUCKET ROAD

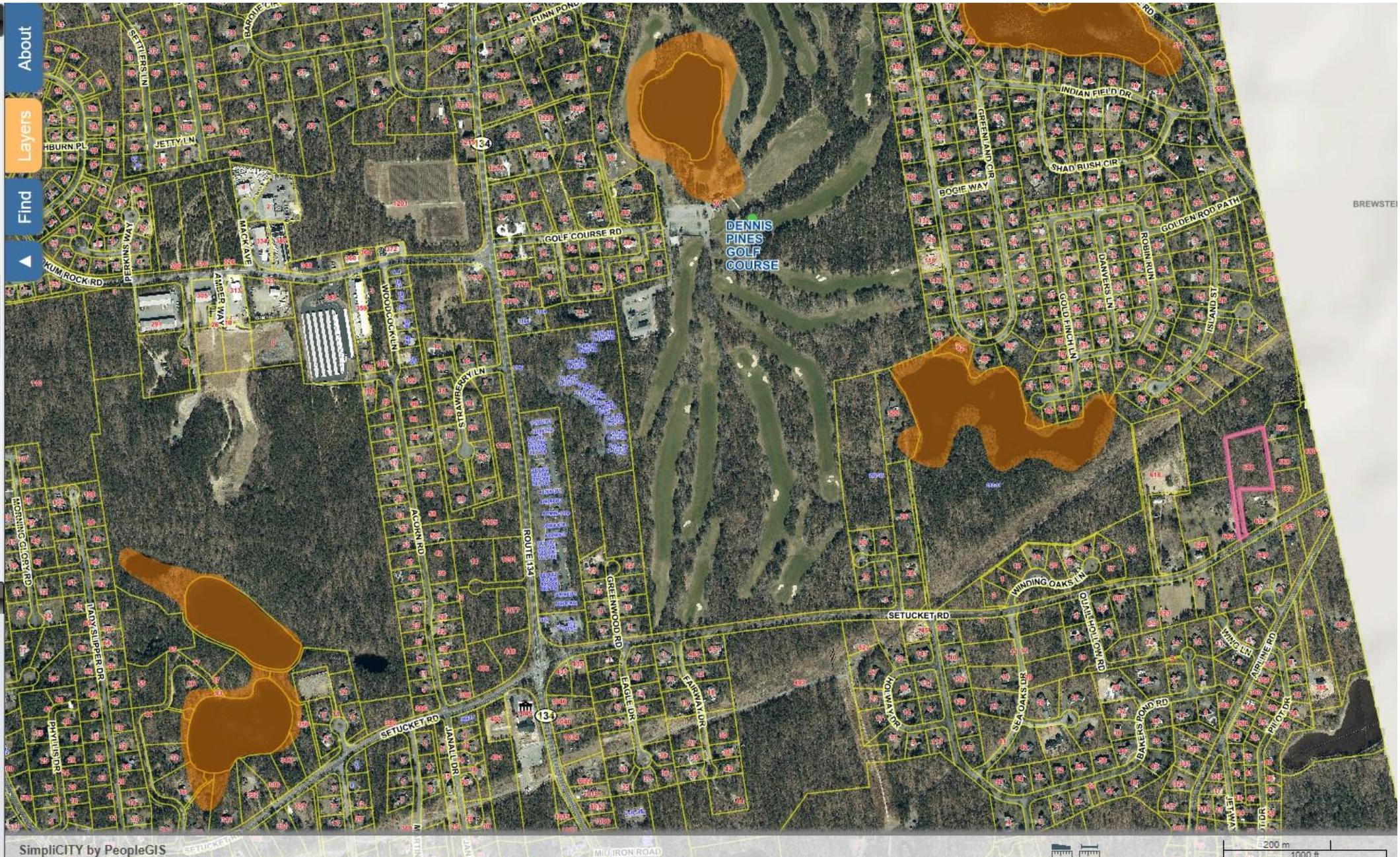
- Proposal is for removal of two public shade trees, a 36" caliper White Pine and a 12" caliper Black Cherry, within the Right of Way of a designated Scenic Road.
- The 2-Lot Subdivision will be accessed via a 40-foot-wide and 260-foot-long panhandle to be called Landmark Lane, that meets Setucket Road, a designated Scenic Road, near the border with Brewster.
- **Name of Subdivision:** Landmark Lane
- **Surveyor/Engineer:** Dan Ojala, Down Cape Engineering
- **Property Size:** 2.36 acres
- **Zoning District:** R-40 and Old King's Highway.



# 648 Setucket Road Definitive Subdivision Locus

**Layers**

- Driveway Pavement
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- 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
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - Large Wind Facility Overlay
    - Medium Wind Facility Overlay District
    - Seasonal Resort Community
    - Hotel Resort Districts
    - Scenic Corridors
    - Quivet Neck-Crowes Pasture Resrc Prot
- Base Maps**
  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map



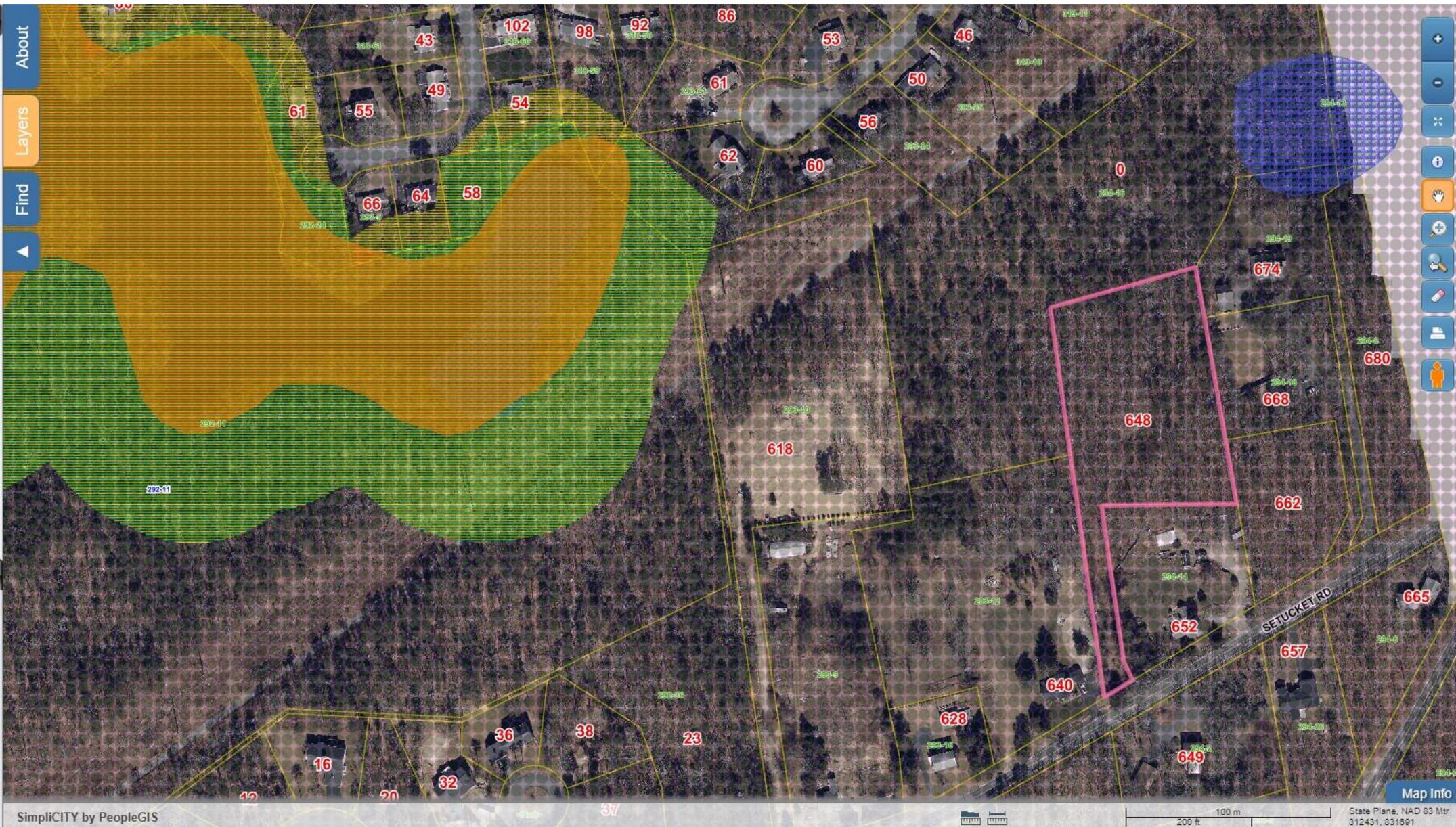
# 648 Setucket Road Def. Subdivision: Wetlands; NHESP & Zone 2

Layers

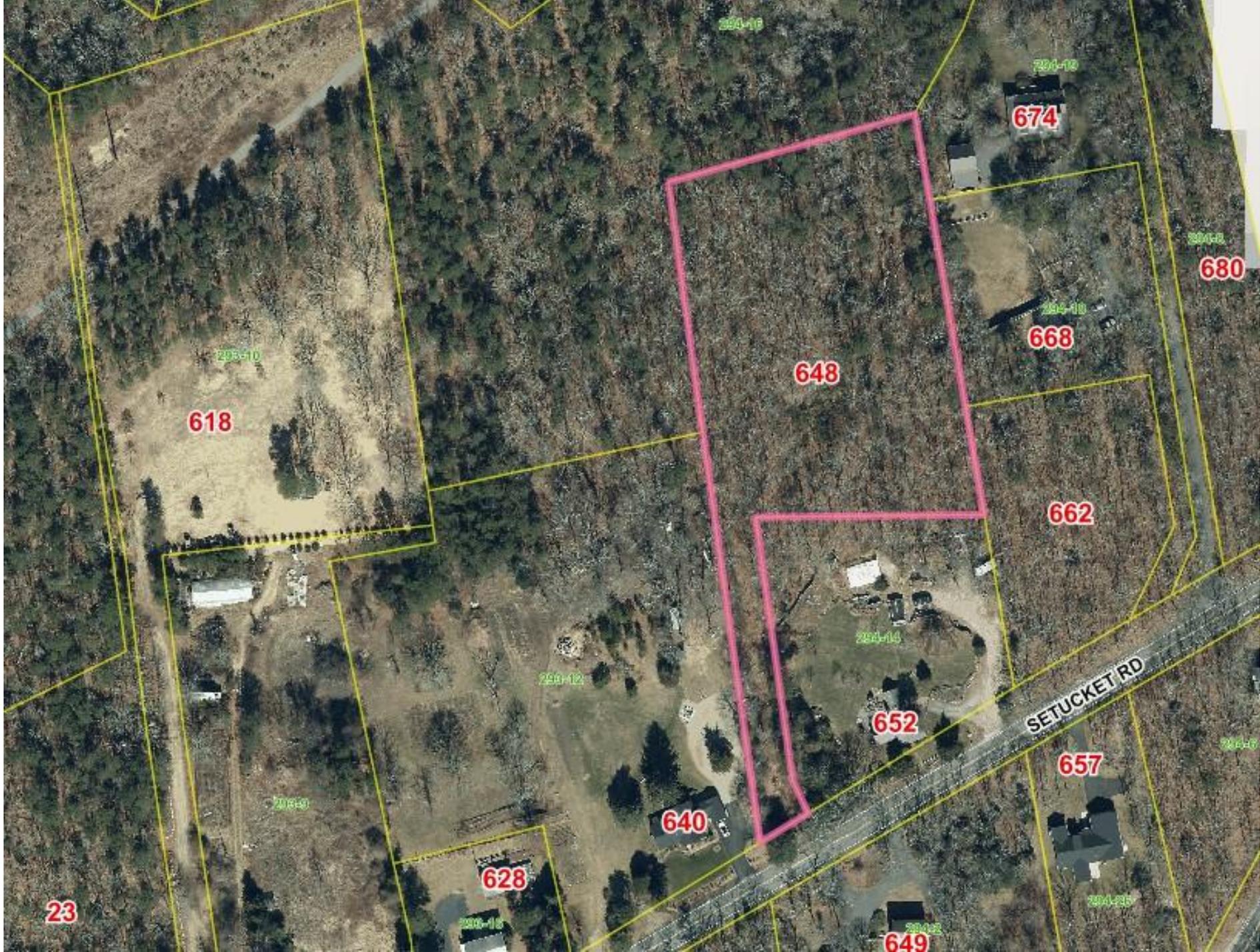
- 10ft Contours
- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
  - Tier Classified Oil and/or Hazardous Material - 21E Sites
  - DWD Zone II - Sept. 29 2005 - June 10 2022
    - Zone II Area - Old
  - DEP Zone II - June 10 2022
    - Zone II Area (New)
  - MA DEP Wetlands
    - Marsh/Bog
    - 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)

Base Maps

  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map

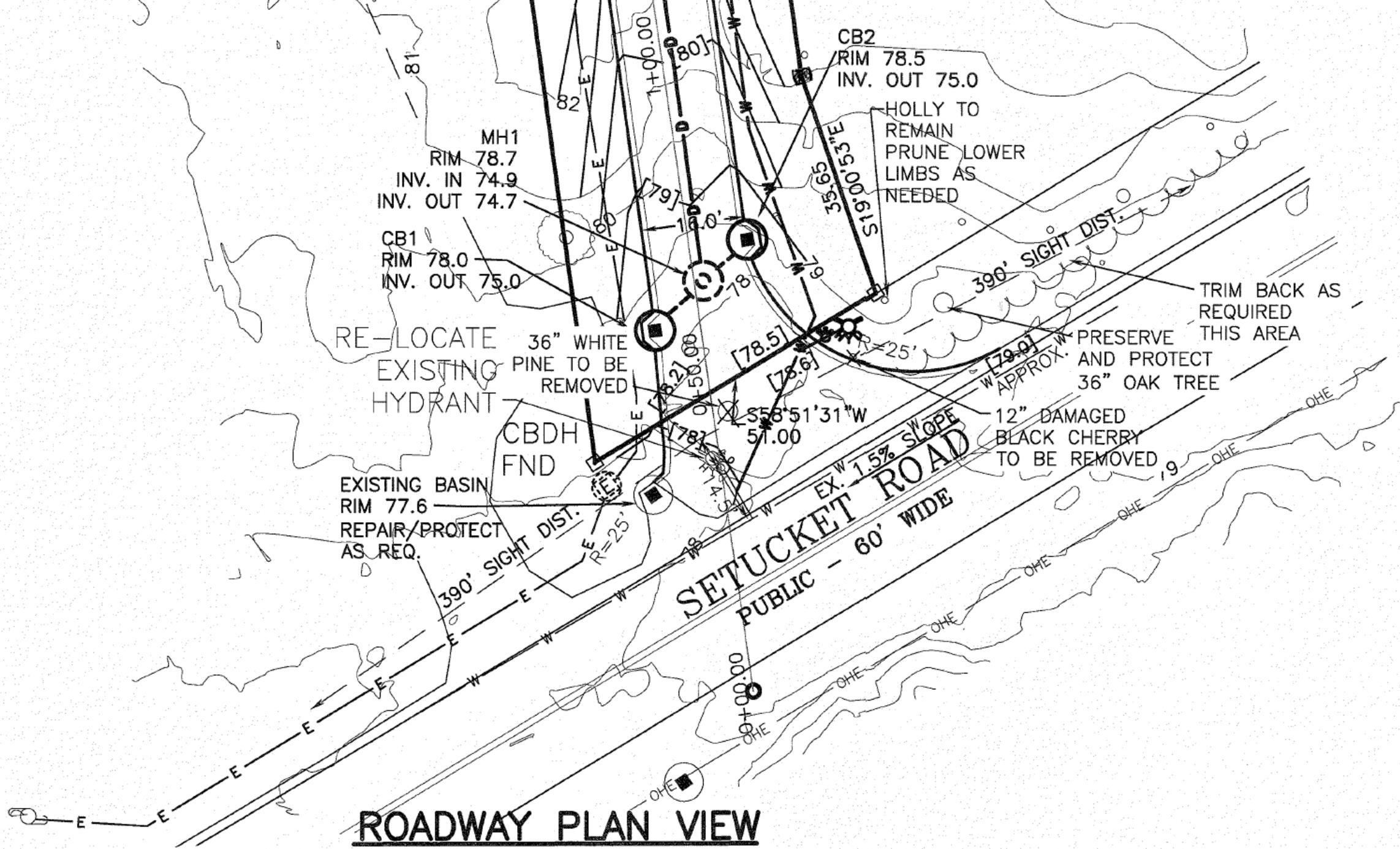












# ROADWAY PLAN VIEW

SCALE: 1"=20'

MH1  
RIM 78.7  
INV. IN 74.9  
INV. OUT 74.7

CB1  
RIM 78.0  
INV. OUT 75.0

RE-LOCATE  
EXISTING  
HYDRANT

36" WHITE  
PINE TO BE  
REMOVED

CBDH  
FND

EXISTING BASIN  
RIM 77.6  
REPAIR/PROTECT  
AS REQ.

REMAIN  
PRUNE LOWER  
LIMBS AS  
NEEDED

390' SIGHT DIST.

TRIM BACK AS  
REQUIRED  
PRESERVE THIS AREA

AND PROTECT  
36" OAK TREE

12" DAMAGED  
BLACK CHERRY  
TO BE REMOVED

EX. W 1.5% SLOPE  
**SETUCKET ROAD**  
PUBLIC - 60' WIDE

390' SIGHT DIST.

R=25'

S 58° 51' 31" W  
51.00

[78.5]  
[78.6]

R=25'

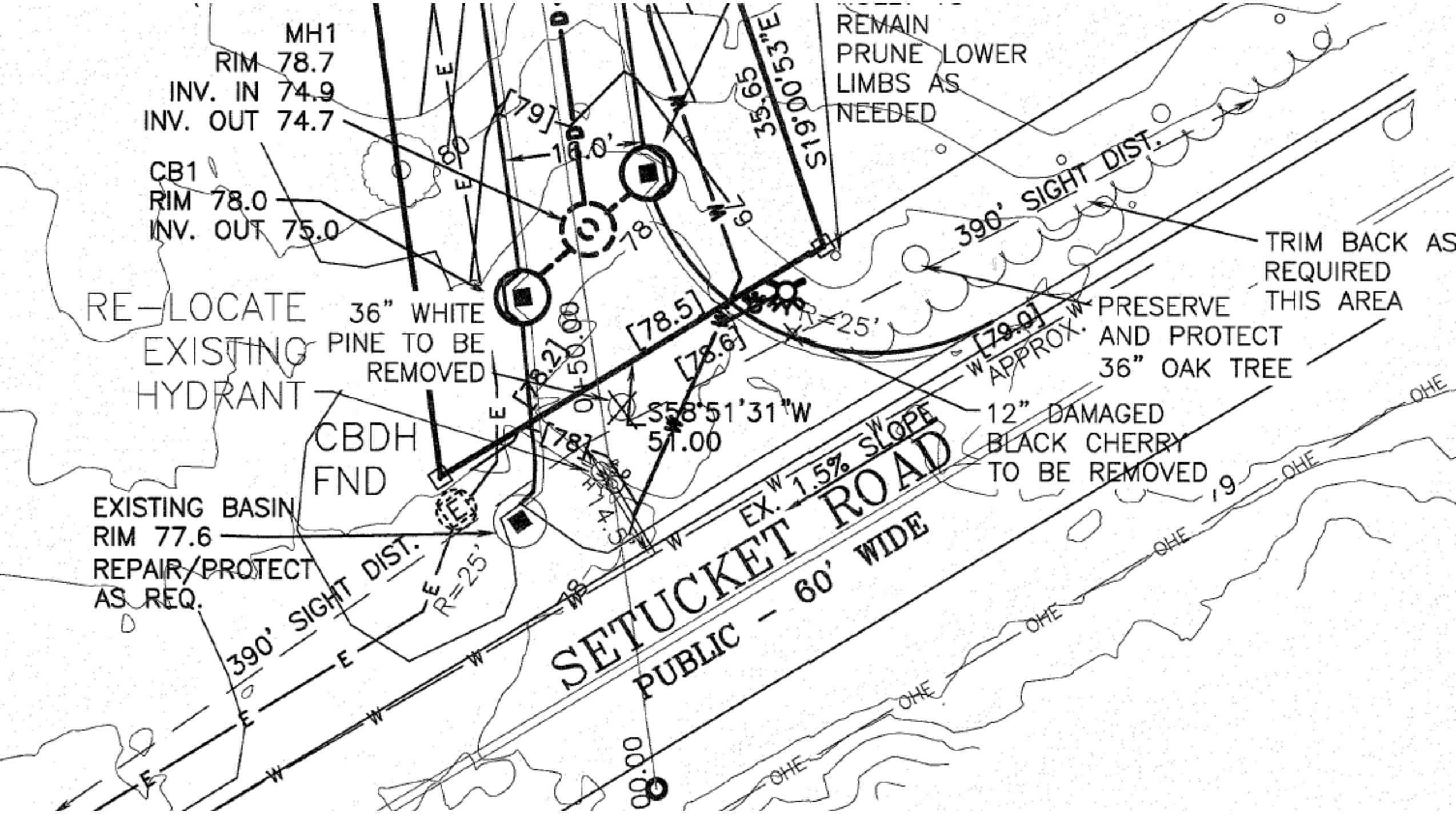
EX. W 1.5% SLOPE

W APPROX. [79.0]

EX. W 1.5% SLOPE

88.00

19











NOTICE TO ABUTTERS

YOU HAVE BEEN IDENTIFIED AS AN ABUTTER WITHIN 100 FEET OF THE PROPERTY NOTED IN THE LEGAL NOTICE BELOW. THE PUBLIC HEARING ON THIS PETITION WILL ALLOW YOU TO VOICE ANY OPINIONS YOU MAY HAVE REGARDING ITS PROVISION. LETTERS OF OPINION ARE ALSO WELCOMED AND MAY BE SENT TO:

PLANNING AND APPEALS OFFICE  
TOWN OF DENNIS  
685 ROUTE 134  
SOUTH DENNIS, MA 02642

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE PLANNING AND APPEALS OFFICE AT (508) 750-4122.

A public hearing will be held, which the public is welcome to attend and comment via the alternative process as provided below, at Dennis Town Hall, 685 Route 134 South Dennis, MA, on Monday, July 23rd 2024, at 4:30PM at the town meeting hearing for petition of a Special Permit:

688 SETUCKET ROAD (TRM-25-2) Paul Stone road house, 25000 Road, South Dennis, MA 02642 C/O Downs Cape Engineering, Inc. is seeking removal of two 100 year old trees 10" caliper White Pine and a 12" caliper Black Cherry on a design of front road for the construction of a new private road access for a 2 lot subdivision for residential use. Property is located in the R-40 zoning District and is on the Old Highway 125/134 Corridor at 688 Sucket Road, 25000 Dennis (Dennis), Mass. 02642.

2024 Meeting Information

Dennis Date: 07/23/2024 (Monday) 4:30 PM  
Meeting at: 685 685 ROUTE 134 in Dennis, MA 02642  
When presented near Meeting ID: 685685134

All such trees removal cases begin on the town website at <http://www.town.dennis.ma.us/1704/permits.html>















652 Setucket Rd

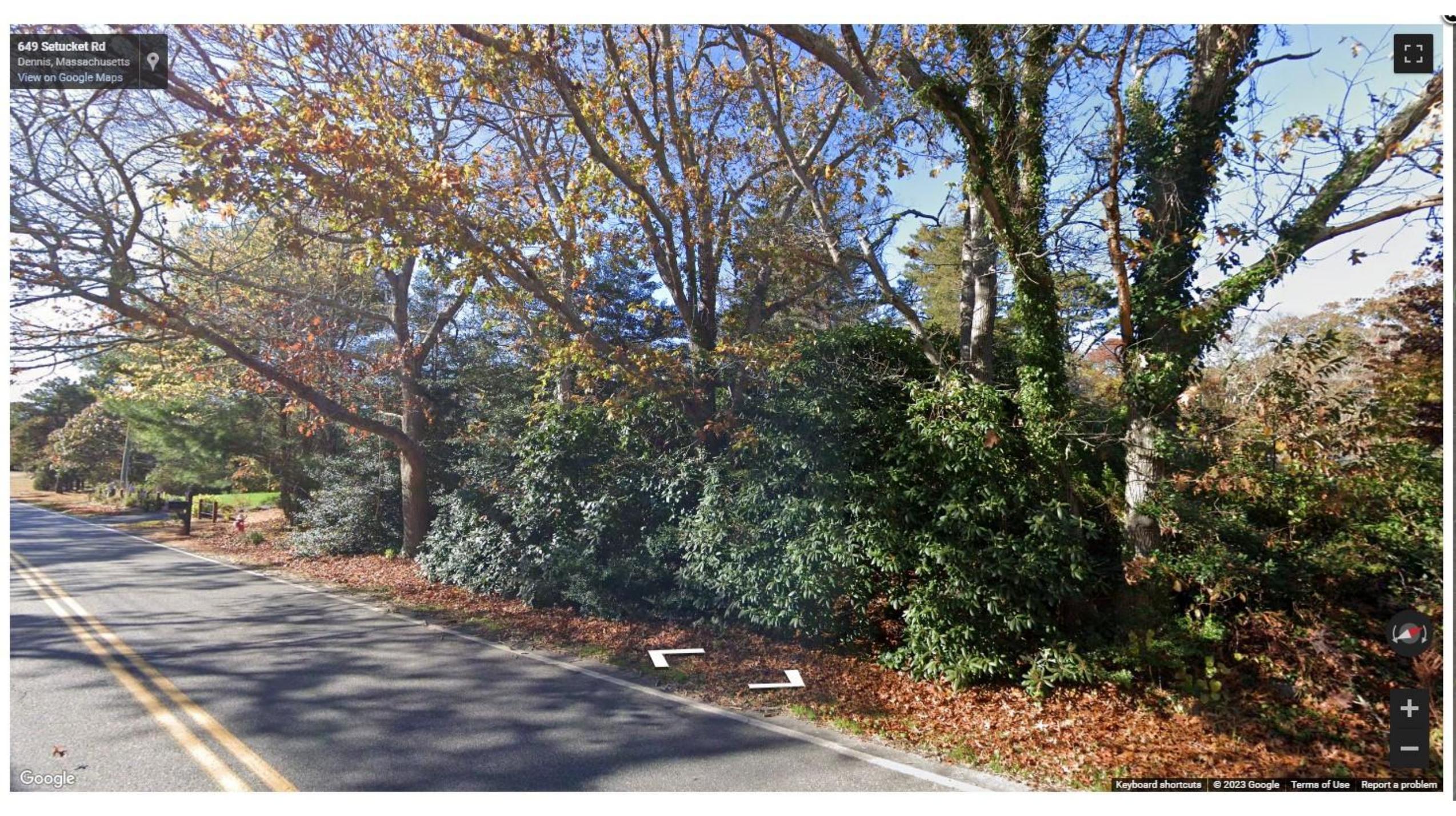
Dennis, Massachusetts

[View on Google Maps](#)

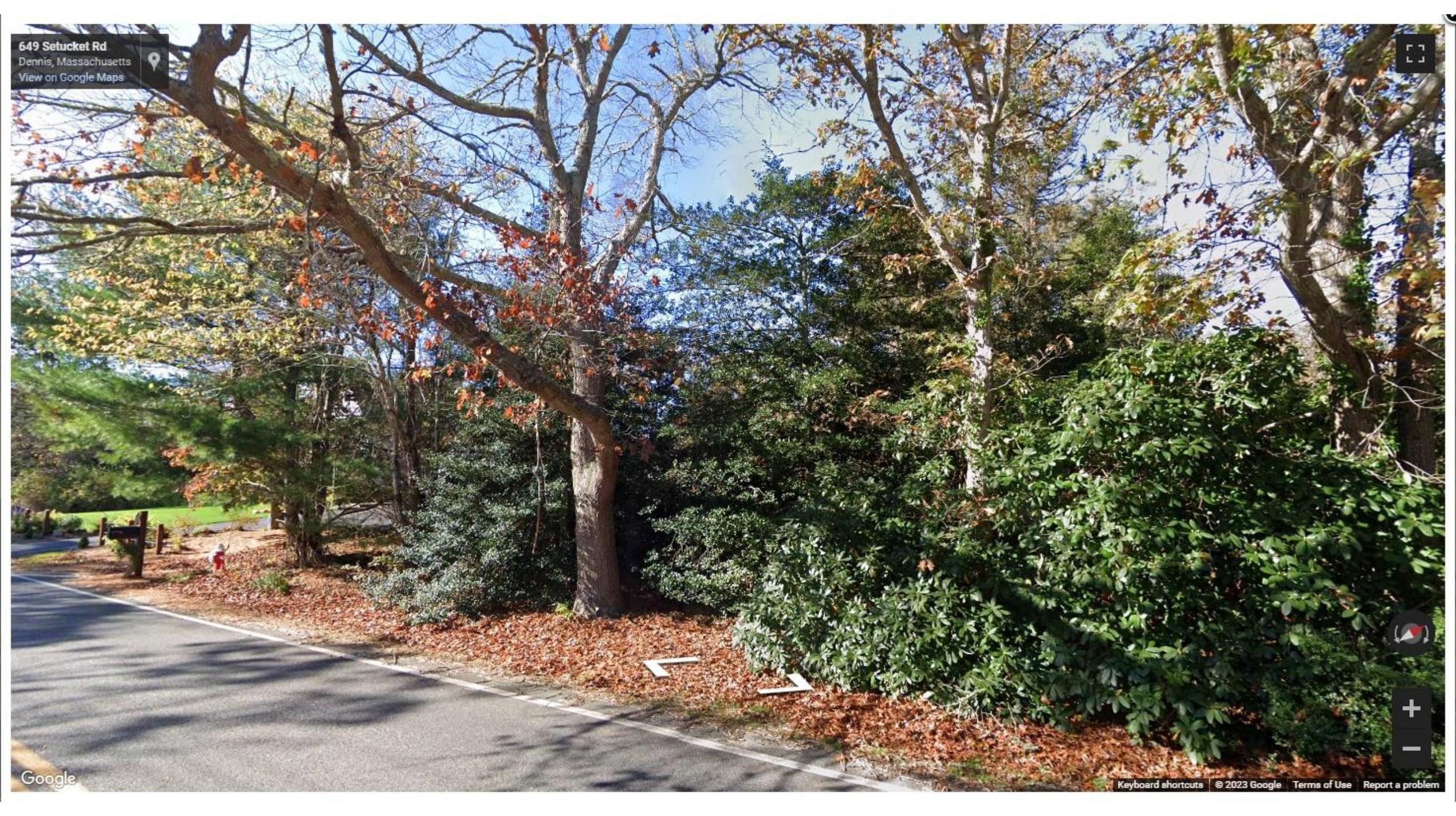


Google

649 Setucket Rd  
Dennis, Massachusetts  
View on Google Maps



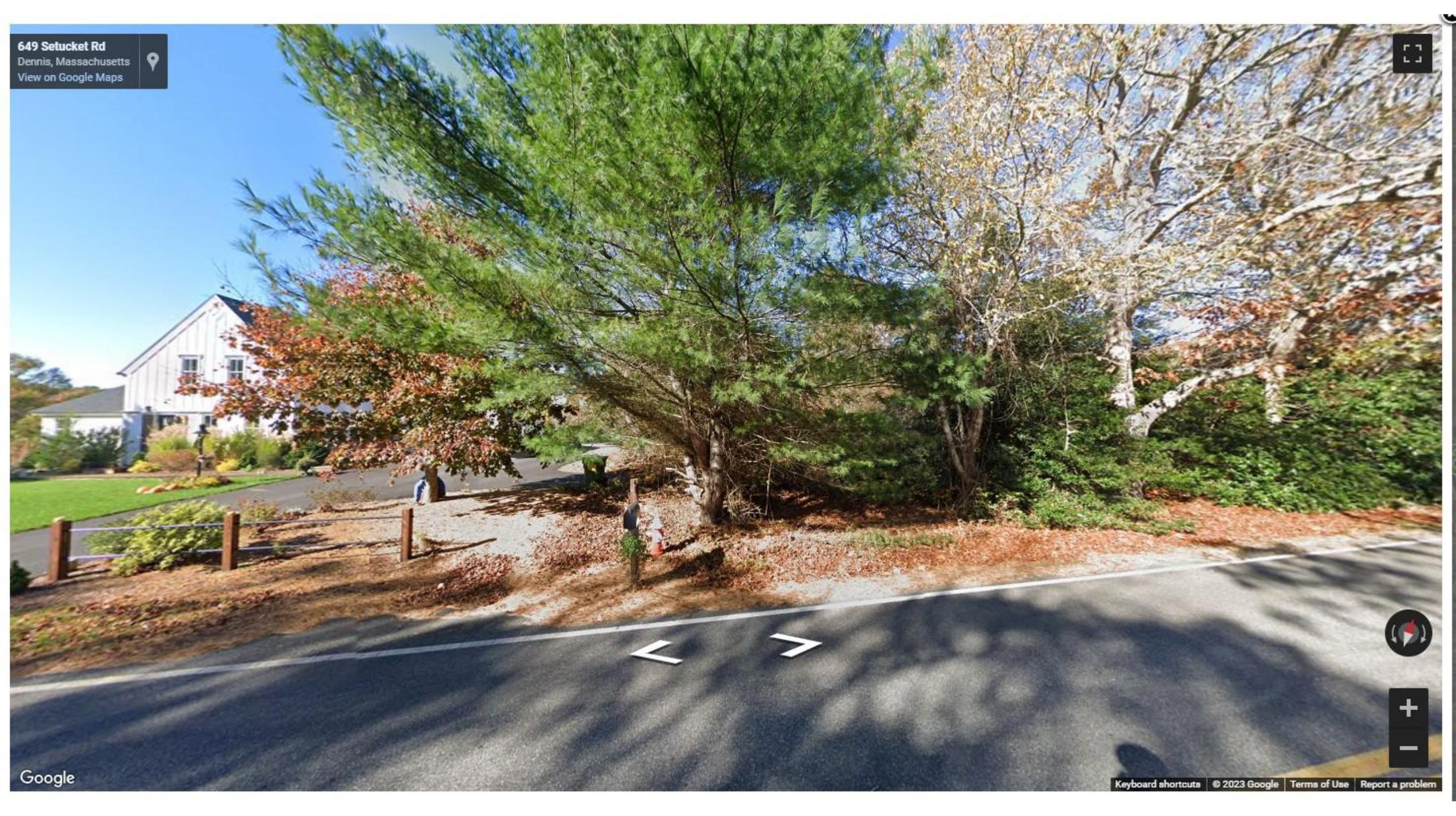
649 Setucket Rd  
Dennis, Massachusetts  
[View on Google Maps](#)



649 Setucket Rd

Dennis, Massachusetts

[View on Google Maps](#)



Google

649 Setucket Rd  
Dennis, Massachusetts  
View on Google Maps



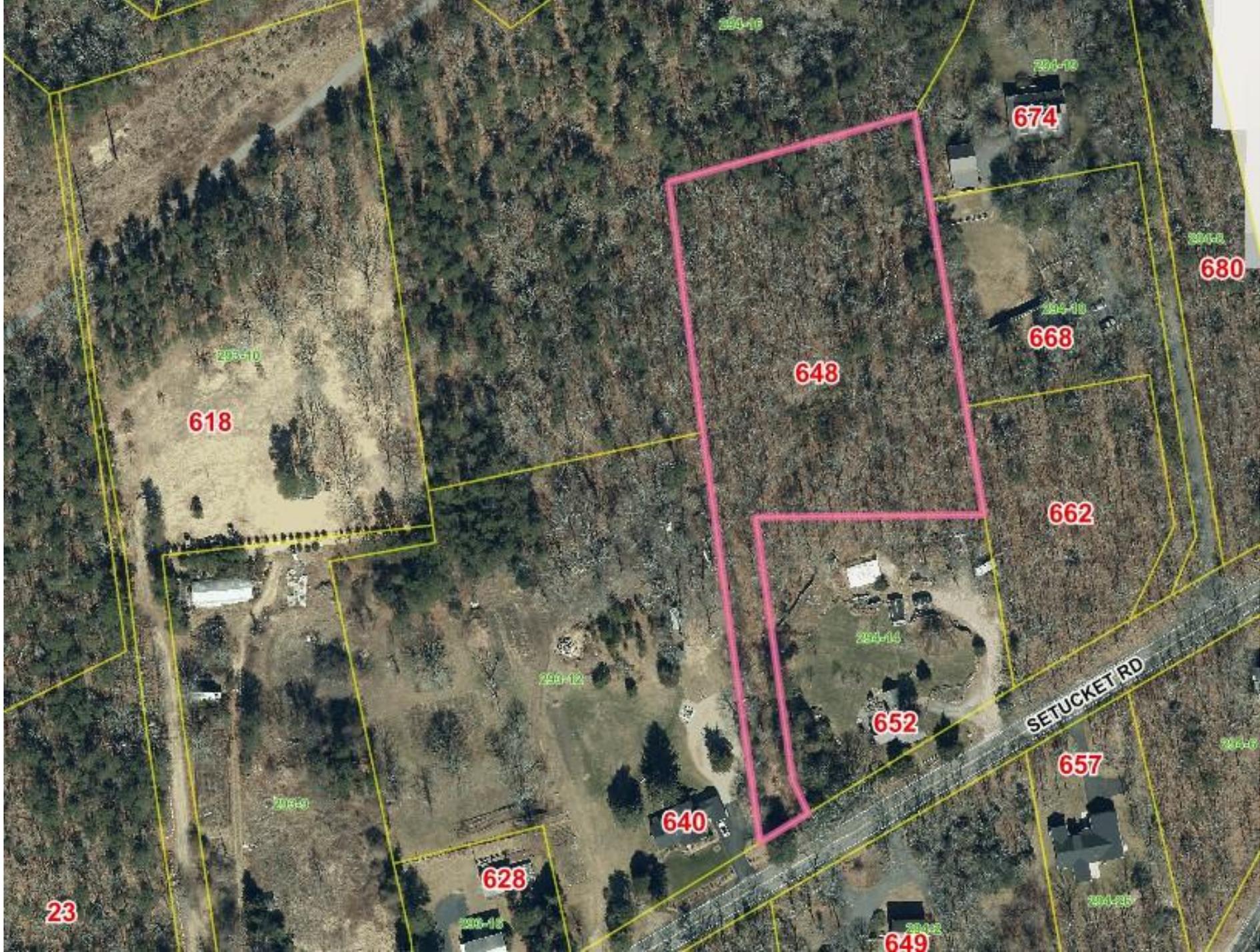
640 Setucket Rd

Dennis, Massachusetts

[View on Google Maps](#)



Google



# Subdivision Conditions - Some

9. Any public shade (street) trees proposed to be removed along the Setucket Road (A designated Scenic Road) layout shall be reviewed at a public hearing before the Tree Warden and Planning Board.
10. The new subdivision road, proposed to be called "Landmark Lane", shall never request to be accepted as a Town road.
11. The new subdivision road, proposed to be called "Landmark Lane", shall not be plowed or maintained by the Town.
13. The second lot shall not be released, sold, cleared of trees or receive a Building Permit until the road is completed and the Planning Board has determined that the road has been completed in accordance with the design plans and subdivision regulations.
14. The Applicant shall pay for relocation or reconstruction, if damaged during construction, of any public utilities such as fire hydrant and/or catch basins, etc.
15. Before any work is done, the applicant shall provide the Town with a performance guarantee in the form of a Bond (per the Subdivision Regulations) in an amount determined by the Board to be sufficient to cover the costs of the improvements shown on the plans (Bond to be approved by Town Counsel), to ensure the adequate construction of the proposed road (Landmark Lane), and restoration of Setucket Road or Town property if damaged during construction.
16. Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of a Covenant duly executed and approved, to be noted on the plan and recorded with the Barnstable County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the board.
17. A Preconstruction meeting, to be coordinated through the Planning Department, is required with the Department of Public Works, Engineering, Conservation, Water, Building, Health and the Fire Department before work begins. This shall include clearing, cutting, digging, foundations, etc.

# Town Planner Comment

- Proposal is for removal of two public shade trees, a 36" caliper White Pine and a 12" caliper Black Cherry, within the Right of Way of a designated Scenic Road in order to access a 2-Lot Subdivision.
- The 12" caliper Black Cherry and would clearly impedes the view of drivers exiting and looking east toward Brewster and will need to be removed.
- The 36" caliper White Pine has multi-stems and is interesting for a pine and does not appear to impede the view of drivers exiting and looking west.
- The Planning Board allowed a smaller road (16' wide) to keep the local character and allow for more planting to buffer the neighbors.
- The 36" caliper White Pine is in the proposed roadway.
- The lot lines must not line up with the existing access clearing because on the ground it appears there is room for the road without taking this tree. However, on the plan the tree is 10' into the proposed roadway.
- If there were room to shift the road east and not be centered on the panhandle, the tree could be saved and the fire hydrant might not need to be relocated and there would be less impact on the neighbor to the west.

MH1  
RIM 78.7  
INV. IN 74.9  
INV. OUT 74.7

CB1  
RIM 78.0  
INV. OUT 75.0

RE-LOCATE  
EXISTING  
HYDRANT

36" WHITE  
PINE TO BE  
REMOVED

CBDH  
FND

EXISTING BASIN  
RIM 77.6  
REPAIR/PROTECT  
AS REQ.

REMAIN  
PRUNE LOWER  
LIMBS AS  
NEEDED

390' SIGHT DIST.

TRIM BACK AS  
REQUIRED  
PRESERVE THIS AREA

AND PROTECT  
36" OAK TREE

12" DAMAGED  
BLACK CHERRY  
TO BE REMOVED

EX. W 1.5% SLOPE  
**SETUCKET ROAD**  
PUBLIC - 60' WIDE

390' SIGHT DIST.

R=25'

S 58° 51' 31" W  
51.00

[78.5]  
[78.6]

R=25'

EX. W 1.5% SLOPE

W APPROX. [79.0]

EX. W 1.5% SLOPE

88.00

19

