



Received
Dennis Town Clerk
Date: July 22, 2025
Time: 4:11 PM *SH*

Town of Dennis 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 July 28, 2025 at 6:00 pm, in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, South 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

PUBLIC HEARINGS:

1. **700 ROUTE 6A, Unit U-C, D (ZBAS-25-22)**: Christopher E Greene - Trustee, 592 Main Street, West Dennis, MA (02670) C/O Robert Drum is seeking a Special Permit for a use requiring a Special Permit in the LB District for a Dog Grooming business, located on a property in the Limited Business Zoning District; part of Old Kings Highway Historic at 700 Route 6A Unit C, Dennis, MA (Assessor's Map 330, Parcel 3).
2. **1850 ROUTE 6A, ED (ZBAS-25-20)**: Brian Roemer, 3136 19th Street NW, Washington DC (20010) C/O Josh Drohan is seeking a Special Permit for the increase in the footprint of a non-conforming structure where the addition does not meet the minimum setbacks. Located on a property in the R-40 Zoning District as part of Old Kings Highway Historic at 1850 Route 6A, East Dennis MA (Assessor's Map 380, Parcel 3)
3. **58 BASS RIVER LANE, SD (ZBAS-25-23)**: Christine McCaffrey, 21 Jameson Drive, Millis, MA (02054) C/O Robert Ward is seeking a Special Permit for a deck renovation and expansion using partial existing footprint within 50' of a coastal bank. Located on a property in the R-40 Zoning District and part of South Dennis Historic District in an AE Flood zone at 58 Bass River Lane, South Dennis MA (Map 117, Parcel 10)
4. **37 HALL STREET, DP (ZBAS-25-19)**: SAO Family Partnership LLC, 139 Riverside Drive, West Harwich, MA (02671-1511) C/O Tina McCormack are seeking a Special Permit for the increase in height of a non-conforming structure on a non-conforming lot that increases height in a minimum required setback. Located on a property in the Dennisport Village Center Area B Zoning District at 37 Hall Street, Dennisport, MA (Assessor's Map 91, Parcel 27).

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
Public Meeting Notice

5. **106 EDGEMERE ROAD, SD (ZBAS-25-24)**: Lisa A Kellett ET UX, 106 Edgemere Road, South Dennis, MA (02660) C/O Karen Orlandi is seeking a Special Permit for the voluntary demolition of an existing home and rebuild a new 2-story, 3 bedroom, 2 1/2 bath cape house. Located on a property in the R-40 Zoning District; part of Old Kings Highway Historic at 106 Edgemere Road, South Dennis MA (Assessor's Map 170, Parcel 39).
6. **141 BEACH STREET, D (ZBAS-25-25)**: Peter Salem, 11 Gray Terrace, Bedford, MA (01730) C/O Thomas Moore is seeking a Special Permit for the voluntary demolition of an existing home and reconstruction of a structure outside the existing non-conforming footprint on a non-conforming lot. Located on a property in the R-40 Zoning District; part of Old Kings Highway Historic at 141 Beach Street, Dennis MA (Assessor's Map 326, Parcel 7).
7. **3 GIRARD LANE, ED (ZBAS-25-27)**: Cynthia Gelsthrope Fish - Trustee, 2055 Oyster Harbors, Osterville, MA (02655) C/O Jeffrey Ford, is seeking a Special Permit for the voluntary demolition of an existing home and construct a two-story and shed on a pre-existing non-conforming lot in a different location. Located on a property in the R-40 Zoning District; part of Old Kings Highway Historic at 3 Girard Lane, East Dennis, MA (Assessor's Map 422, Parcel 44).
8. **257 OLD WHARF ROAD, Unit U-4, DP (ZBAS-25-26)**: Simon Peter Kotzeff, 38 Prospect Street, Winchester, MA (01890) C/O Paul R Tardif, Attorney at Law, is seeking a Special Permit for the voluntary demolition and reconstruction to a condominium (cottage colony) structure, increasing the intensity of an existing non-conformity on a non-conforming lot. Located on a property in the RR Zoning District as part of a Seasonal Resort Community in a VE Flood zone at 257 Old Wharf Road, Unit U-4, Dennisport MA (Assessor's Map 20, Parcel 32)
9. **8 COOLIDGE WAY, DENNIS (ZVAR-25-4)**: Jeffery P. Reilly, 233 Ward Street, Hingham, MA (02018) C/O Paul Tardif, Attorney at Law, is seeking a Variance to raze and replace a single-family home on a non-conforming lot. The Applicant is pleading for a hardship due to the Town of Dennis taking an easement in 1971 and the right of way on the taking plan is shown as 40', rather than the 25' as shown on the Land Court Plan and Town Assessing records, and thus impacts the buildability of the lot unknown to the residents. Located in the R-40 Zoning District, part of Old Kings Highway Historic District, at 8 Coolidge Way, Dennis (Assessor's Map 345, Parcel 17).
10. **8 COOLIDGE WAY, DENNIS (ZBAS-25-12)**: **Continued as SP and re-applied as Variance.** Jeffery P. Reilly, 233 Ward Street, Hingham, MA (02018) C/O Erik Tolley, 299 Whites Path, South Yarmouth, MA (02664) seeking a Special Permit to raze and replace a single-family home on a non-conforming lot. Located in the R-40 District, part of OKH Historic District, at 8 Coolidge Way, Dennis (Assessor's Map 345, Parcel 17). **Continued w/out Testimony on May 19 and June 23.**

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
Public Meeting Notice

11. **242 UPPER COUNTY ROAD, DP (ZBAS-25-28): Advertisement did not appear in newspaper – To be continued to August 25, 2025.** Richard R Racine ET UX, 242 Upper County Road, Dennisport, MA (02639) C/O Jack Herndon, Senie Associates Attorneys at Law, is seeking a Special Permit for the voluntary demolition of an existing home and rebuild the existing non-conforming dwelling on the lot. Located on a property in the Dennisport Village Center Area B Zoning District at 242 Upper County Road, Dennisport, MA (Assessor's Map 90, Parcel 12)

12. **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). **Continued w/out Testimony June 23, 2025.**