

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)

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

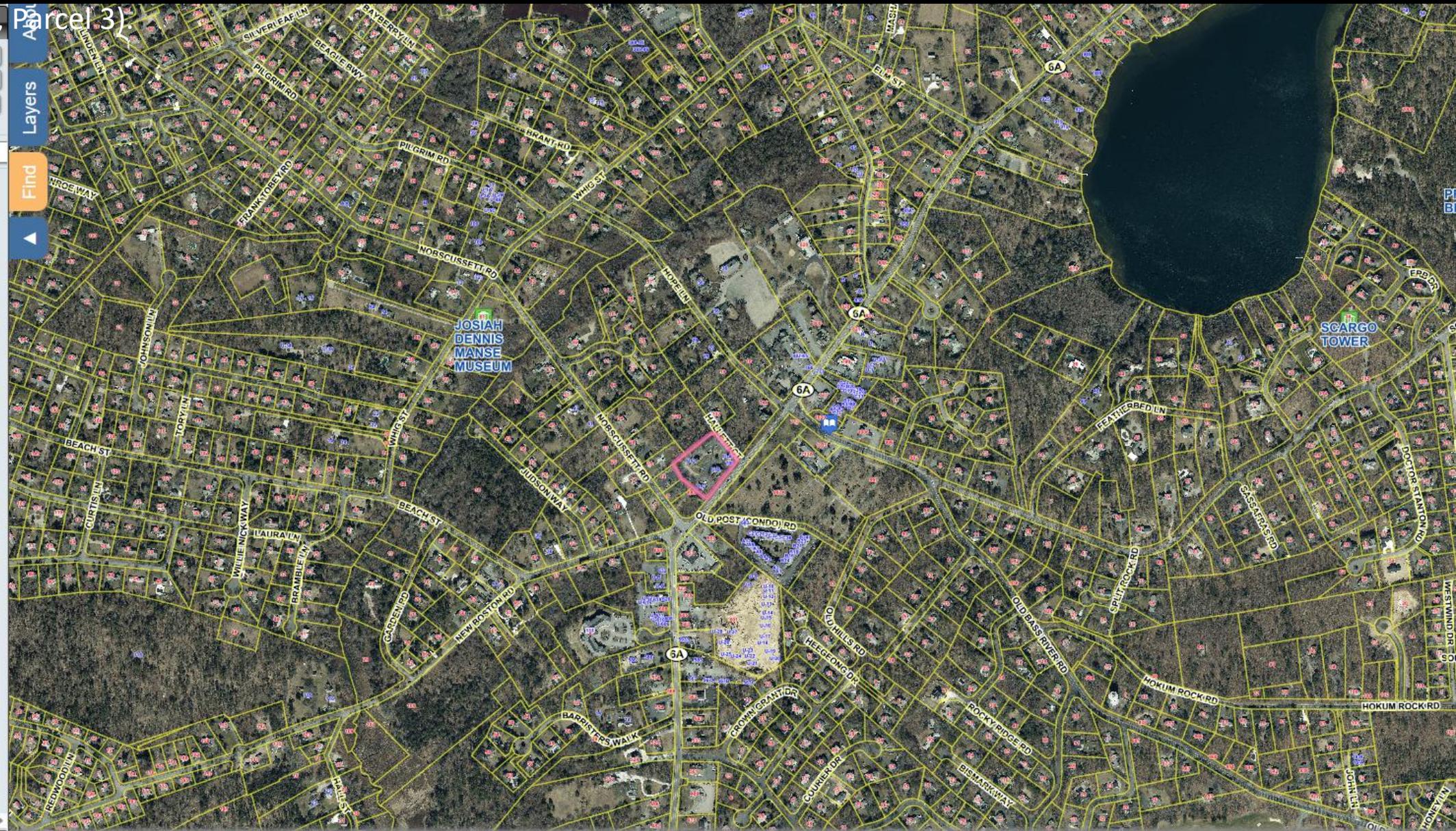
Results Summary

Parcels

Parcel ID	Address	Village	Owner
330-3-1	700 ROUTE 6A	DE	POINTY SHOE
330-3-2	700 ROUTE 6A	DE	M&B OHANA L
330-3-3	700 ROUTE 6A	DE	GREENE CHRIS
330-3-4	700 ROUTE 6A	DE	RG FALCON LL
330-3-0	700 ROUTE 6A	DE	DENNIS COMM

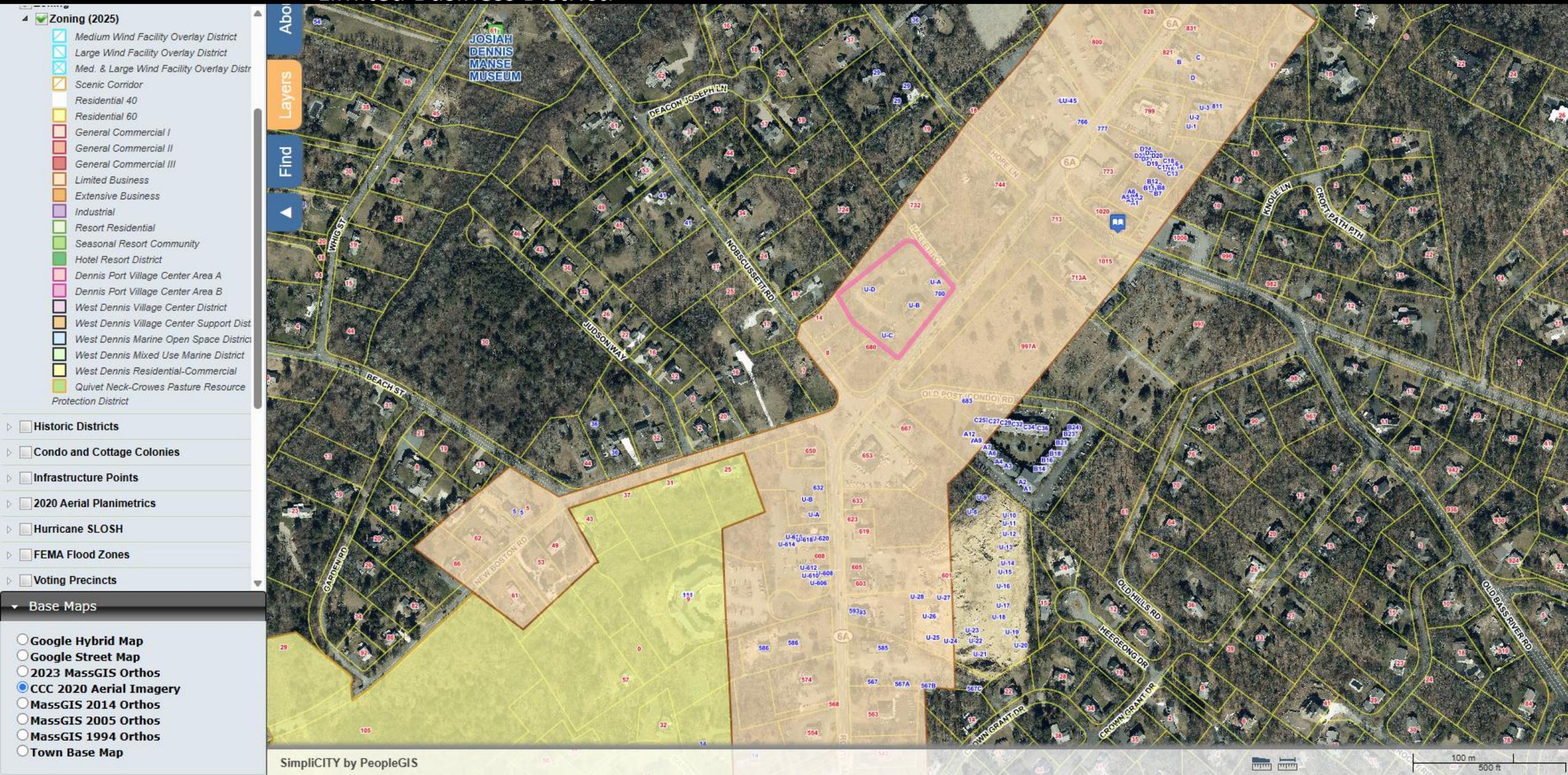
Detail Information [Zoom To](#)

Owner State	Ma
Owner Zip	02638
Owner Country	
State Class #	9960
State Class Desc	OTHER, NON-TAX CONDO
Deed Date	10/09/79 00:00:00
Book	2994
Page	311
Certificate	
Last Sale Price	0.0000
Total Value	\$0.00
Land Value	\$0.00
Building Value	\$0.00
Detached Building Value	\$0.00
Acres	
Prev Year Total Value	\$0.00
Property Card	PK Field Card



ACTION FINDING

2.2.5.c Special Permit required for Consumer Service in the Limited Business District.



ACTION FINDING

2.2.5.c Special Permit required for Consumer Service in the Limited Business District.

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

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330-3-0	700 ROUTE 6A	DE	DENNIS COMM

Detail Information [Zoom To](#)

CAMA ID	330-3-0
MapPar	330-3
Key	31568
Fiscal Year	2026
Extension	0
Address	700 ROUTE 6A
Village	DE
Property Type	E
Owner	DENNIS COMMONS CONDOS
Co-Owner	
Owner Address	700-716 ROUTE 6A
Owner City	DENNIS
Owner State	Ma
Owner Zip	02638
Owner Country	
State Class #	9960
State Class Desc	OTHER, NON-TAX CONDO
Dead Date	10/09/79 00:00:00

Find Abutters









1989 Plaza Plans – Unit C shaded



TOTAL AREA = 1.9 ACRES
 AREA NOT OCCUPIED BY
 EXISTING BUILDINGS IS
 COMMON AREA



Robert E. Bismonte 4-24-89
 PROFESSIONAL LAND SURVEYOR DATE

SITE
 PLAN OF LAND
 IN
 DENNIS
 MASSACHUSETTS

SCALE = 1"=20' APRIL 21, 1989



DES LAURIERS & ASSOCIATES, INC.
 1256 PARK STREET SUITE 202
 STOUGHTON, MASSACHUSETTS 02072
 PROFESSIONAL LAND SURVEYORS
 407795

700 Route 6-A ZBA SP STAFF REVIEW – July 23, 2025

APPLICANT:	Christopher E Greene Trustee C/O Robert Drum
PROJECT ADDRESS:	700 Route 6A, Unit C, Dennis MA 02638
MAP AND LOT NUMBER:	Map 330 Lot 3 (1.9 acres – 1 of 4 buildings)
APPLICANT ADDRESS:	4 Barlee Way, Dennis, MA 02638
CASE NUMBER:	ZBAS-25-22
ZONING:	Limited Business District
HEARING DATE:	July 28 2025

- Proposal to locate a dog grooming salon in a commercial unit of the commercial plaza at 700 Route 6A in the Limited Business District.
- The proposal is to be open 6-7 days a week from 9:00 am to 6:00 pm.
- The applicant has a purchase and sale agreement on the building and the business will be owner managed with 3-4 employees providing services for approximately 4 dogs each per day. They have two tubs.
- Customers will make an appointment for the services (bath, full haircut, nail trim etc). Customers will then park in one of the three reserved parking spots or free parking next door. They will drop off their pet at the time of the appointment, leave the premises and return 2-4 hours later for pick up.
- Septic: The applicant says the unit is assigned a 30 person/employee septic allowance with 15 gallons per person per day or 494 gallons of water per day. Applicant estimates the business use of 80-200 gallons total per day.

ACTION FINDING

2.2.5.c Special Permit required for Consumer Service in the Limited Business District.

TOWN DEPARTMENTS COMMENTS:

- **PLANNING**: The Board can find that the proposed Consumer Service (dog grooming), as conditioned, in the Limited Business District will not be substantially more detrimental to the neighborhood, does not require any exterior site modifications or trigger Site Plan Review, and is an appropriate business at this location.
- **NATURAL RESOURCES**: No issues from Conservation
- **HEALTH**: Will require current Title 5 system inspection. No design on file. Dog groomer flow requirement is 100 gpd per tub.
- **BUILDING**: ZBA Special Permit required per 2.2.2.(5.C)
- **ENGINEERING**: No plans provided showing site layout and parking. Plans should be provided to confirm available parking for proposed change in use and building accessibility.
- **FIRE**: No Comments

PROPOSED CONDITIONS

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. 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 that is “Dark-Sky” compliant.
3. The business shall have a Title 5 Inspection and follow guidelines as determined by the Board of Health and apply for any other permits or licenses that are required.
4. Failure to comply with all conditions in the Board of Health Permit shall be deemed cause to revoke the ZBA Special Permit.
5. The dog grooming business shall be operated during the day and there shall be no overnight boarding of pets such as in a kennel.



TOWN OF DENNIS

BUSINESS ZONING (USE ONLY)

Issued to: robert drum

Permit #: BZUO-25-4

Location: ,

Expires:

Determination: Dog Grooming in the Limited Business district requires application to the Zoning Board of Appeals (ZBA) for a Special Permit. This determination document will serve as a referral to the ZBA for that purpose.