



Town of Dennis

685 Route 134, South Dennis, MA 02660 / Telephone: 508-394-8300 Fax: 508-394-8309

700 Route 6-A

ZBA SPECIAL PERMIT 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

1. **Project Summary; Request per Zoning Bylaw; Plan Citations**
2. **Plans Specifications; Basic Site Data**
3. **Actions Requiring Findings**
4. **§ 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal**
5. **Town Department Comments**
6. **Proposed Conditions**

2.2.5.C Use Regulation Schedule - Special Permit

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

PROPOSAL	Locate a dog grooming salon in a commercial unit of the commercial plaza at 700 Route 6A in the Limited Business District.
PROJECT SUMMARY	<ul style="list-style-type: none"> • 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. <p>Septic:</p> <ul style="list-style-type: none"> • 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. (Narrative says see attached original application, original plan, latest title 5 – but plans were not loaded properly to OpenGov. Septic permit and floor plan submitted for hardcopy) • Applicant estimates the business use of 80-200 gallons total per day.
PLOT PLAN	Site Plan of Dennis Common Condominiums in Dennis, Mass. prepared for Sullivan & Levine by Crowell & Taylor Corp., 89 Willow Street Yarmouthport Mass. Plan consisting

	of 1 sheet with existing and proposed conditions, and Roof plans. Plan dated July 20, 1979 by George Low Jr.
BUILDING PLANS	Issue with uploading plans to permitting software. Hardcopy plans from 2012 bank remodel on file.

§ 1.4.2.1 To hear and decide applications for special permits upon which the Board is empowered to act under this By-Law pursuant to M.G.L. ch. 40A. 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. It shall be the responsibility of the applicant for any special permit to show, to the satisfaction of the Special Permit granting authority, that the following criteria are 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 use, a dog grooming, fit the existing plaza in the Limited Business District.**
- b) Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **The site is within a commercial plaza that does not fit the standard description of the Limited Business District.**
- 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; **Based on the Applicants projection of only 16 customers a day the site could easily handle the proposal.**
- 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; **The proposal fits in the existing character of the commercial plaza.**
- e) Adequacy of provision of utilities and other necessary or desirable public services; **The addition should not increase the need for utilities or other public services other than the septic system needs to be checked for its adequacy for this type of use.**
- f) Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; **The addition should not generate light, noise, litter, odor or other sources of nuisance.**
- 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. **The natural environment will not be affected in this existing commercial development.**

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	<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. 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 their shall be no overnight boarding of pets such as in a kennel.
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Taxes Paid: Yes _____ No _____