



Town of Dennis

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

**1850 ROUTE 6A, ED**

**ZBA SPECIAL PERMIT STAFF REVIEW – July 23, 2025**

<b>APPLICANT:</b>	Brian Roemer C/O Josh Drohan
<b>PROJECT ADDRESS:</b>	1850 Route 6A, East Dennis, MA 02641
<b>MAP AND LOT NUMBER:</b>	Map 380 Lot 3 (1.37 acres – 60,000 sf)
<b>APPLICANT ADDRESS:</b>	125 Wianno RD, Yarmouth Port, MA 02675
<b>CASE NUMBER:</b>	ZBAS-25-20
<b>ZONING:</b>	R-60; Zone II; OK Historic
<b>HEARING DATE:</b>	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**

<b>PROPOSAL</b>	Small additions and remodeling to the rear and side entry of house built in 1876.
<b>PROJECT SUMMARY</b>	<ul style="list-style-type: none"> <li>• <u>First Floor</u>: Reconstruct the Side Entry (3’ X 5’) and new Half Bath on a new crawl space foundation. Remodel and expand the Kitchen area (4’ X 15’) on a new crawl space foundation.</li> <li>• Reconstruct the original Shed from the subfloor up to create a new Mudroom. Create an opening between the Living Room and Sitting Room and install opposing pocket doors. Install/update the door and window layouts in the Living Room and Sitting Room per the provided Design Plans. Install a new window at the base of the second-floor staircase and remove an adjacent doorway into the Dining room.</li> <li>• <u>Second Floor</u>: Reconfigure the existing Bedroom, relocating the existing bathroom, and create a new Walk-in-Closet (WiC).</li> <li>• <u>Exterior Work</u>: Construct a new rear Deck from the Kitchen/Living Room area. Repoint/repair the existing exposed Mudroom foundation. Construct a new covered Porch/Side Entry. Install new exterior trim and sidewall on the Kitchen, Mudroom, and Side Entry areas. Repair and update the exterior trim and sidewall in the areas of the Mudroom and Living Room as needed.</li> </ul>
<b>REQUEST</b>	Finding per: <b>§ 2.4.1.2.B</b> - Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental ( <b>B.1</b> ) for an Increase in the footprint of a structure that <u>does not comply with one or more required setbacks</u> where the <u>alteration will extend</u> lot coverage or <u>building height</u> where a structure does not conform to current setback requirements;
<b>SITE PLAN</b>	Site Plan of 1850 Main Street (Route 6A), East Dennis, MA prepared for Brian Romer & Mona Miller 3136 19 <sup>th</sup> Street NW, Washington D.C. 20010 by J.M. O’Reilly &

	Associates, INC. Plan consisting of 1 sheet with existing and proposed conditions, Septic System Profile and Design with Test Hole Logs. Plan dated 3-5-2025 by John M. O'Reilly.
<b>BUILDING PLANS</b>	A Renovation/ Addition for Mona Miller & Brian Roemer, 1850 Route 6A Dennis, MA 02660, by A3 Architects Inc. 831 Main Street Dennis, MA 02638. Plan consisting of 12 sheets with, Foundation Plan & Wall Details, First Floor Plan, Second Floor Plan & Door Schedule, Elevations & Window Schedule, Elevations, Sections, Structural Notes, First Floor Framing Plan, Second Floor/ Roof Framing Plan, First Floor Electrical Plan, Second Floor Electrical Plan, and Existing Plans & Elevations. Plans dated 5-13-2025.

1.3.2 Plans and Specifications

REQUIREMENTS	PROVIDED ON PLAN
CERTIFIED PLOT PLAN INCLUDING	
LOCUS MAP	Yes
PERIMETER DIMENSIONS, INCLUDING FRONTAGE	Yes
AREA OF LOT	60000sf
NAMES OF STREETS	Yes
NAMES OF ABUTTING PROPERTY OWNERS	No
DISTANCES EXISTING AND PROPOSED STRUCTURES TO PROPERTY LINES	Yes
PROPOSED ADDITONS/ALTERATIONS OF EXISTING BLDGS W/ SETBACKS	Yes
PROXIMITY OF WETLANDS	Yes
EXISTING AND PROPOSED TOPOGRAPHY AND/OR OTHER LAND ISSUES	Yes
DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE PROPOSED CONDITIONS	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE EXISTING CONDITIONS	Yes

Basic Site Data	Required/ Allowed	Existing	Proposed
Frontage	50'	276.7'	276.7'
Front Setback	75'	28.5'	28.5'
Right Side Setback	30'	121.3'	121.3'
Left Side Setback	30'	39.8'	39.8'
Rear Setback	30'	81.4'	81.4'
Lot Area	60,000SF	60,000sf	60,000sf
Lot Width	100'	276.7'	276.7'
Non-conforming floor space within Setbacks			
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period			<40%
Cumulative footprint size of all structures	9,000 sf	3,476 sf	3,607 sf
Cumulative lot coverage (footprint) percent for all	15%	5.8%	6%
Cumulative floor space of all structures (F.A.R.)	9000	3476	3607
Cumulative floor space to lot area % all structures	15%	5.8%	6%

§ 2.4.1.2 B Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental

ACTION	FINDING
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B1 - Increase in the footprint of a structure that does not comply with one or more required setbacks where the alteration will extend lot coverage or building height where a structure does not conform to current setback requirements;	
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§ 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 site is used for residential purposes and will continue to be used as such.**
- b. Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **Residential uses are allowed within this 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; **Proposed alterations will not increase traffic to the site.**
- 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; **Site will continue to be used in a fashion similar to that of other properties and historical use.**
- e. Adequacy of provision of utilities and other necessary or desirable public services; **The addition will not increase the need for utilities or other public services.**
- 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 will 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 addition will not degrade the natural environment.**

**TOWN DEPARTMENTS COMMENTS:**

- **PLANNING:**
  - The proposal includes a few small additions and remodeling to the rear and side entry of house built in 1876.
  - A new side entry will be expanded with a 3' X 5' (15 sf) addition and a covered porch.
  - A 4' X 15' (60 sf) expansion to the east side of the Kitchen.
  - Reconstruct and raise an attached shed from a subfloor up to create a new Mudroom.
  - Build a new approximately 22' X 11' deck.
  - Much of the house is within the 75' front setback of the historic R-60 house. The small additions are partly within the non-conforming area but mostly just outside.
  - House built in 1876 and within the Old Kings Historic District – OKH Approved as presented.
  - The Board can find that a lawful pre-existing non-conforming structure exists on the property and the proposed addition, as conditioned, will not be substantially more detrimental to the neighborhood than the existing structure.
- **NATURAL RESOURCES:** Not in Conservation jurisdiction.

- **HEALTH:** In House Variance approved on 6/25/2025. Pending signed and recorded variance paperwork.
- **ENGINEERING:**
  - The cumulative improvements proposed on the plan appear to exceed 500sf of ground disturbance. Therefore, the work is required to meet the intent of the Dennis Stormwater By-Law by establishing minimum procedures to control any adverse impacts from construction site stormwater runoff.
  - Engineering recommends providing linear erosion controls (silt fence/wattles) as necessary during construction to prevent discharge of stormwater or sediment beyond disturbed areas, or to adjacent properties or the road layout.
  - Roof drains directed to properly sized subsurface drywells or stone trenches along the drip lines should be provided for new construction (and existing dwelling as required) to properly contain and infiltrate runoff.
  - The plan indicates an expansion of the existing driveway is proposed. If this expansion is part of the project, the applicant should review the proposal with MassDOT to see if any permitting on the State level is required, as the work will occur within Route 6A, which is a State-owned road. No road opening permit will be required from the Town of Dennis.
- **FIRE:** no comments

<b>PROPOSED CONDITIONS</b>	<ol style="list-style-type: none"> <li>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.</li> <li>2. Construction shall not commence before 7:00 am nor continue after 7:00 pm Monday through Friday and shall not commence before 7:00 am nor continue after 5:00 pm on Saturdays. No construction shall occur on Sundays.</li> <li>3. 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.</li> <li>4. Failure to comply with all conditions in the Board of Health Permit shall be deemed cause to revoke the ZBA Special Permit.</li> <li>5. Erosion control measures as suggested by town engineering comments shall be implemented.</li> </ol>
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