

209 MAIN STREET, WD (PBSP-25-3): Sand Dollar at 209 LLC, 259 Great Western Road, Suite-B, South Dennis, MA (02660) C/O Rob Warren, is seeking a modification to a condition to a previously issued Special Permit (PB 63-36 – May 1, 2023) in order to rent the eight (8) residential units instead of selling them. Located in the West Dennis Mixed Use Marine Zoning District at 209 Main Street, West Dennis (Assessor's Map 63, Parcel 36).

Owner:
 Parcel ID:
 Address:
Clear
 Condo/Cottage Colony:
Results Summary
Parcels

Parcel ID	Address	Village	Owner
63-36-0	209 MAIN STR	WD	SAND DOLLAR

Detail Information Zoom To

CAMA ID	63-36-0
MapPar	63-36
Key	4994
Fiscal Year	2026
Extension	0
Address	209 MAIN STREET
Village	WD
Property Type	R
Owner	SAND DOLLAR AT 209 MAIN
Co-Owner	
Owner Address	259 GREAT WESTERN ROAD
Owner City	SOUTH DENNIS
Owner State	MA
Owner Zip	02660
Owner Country	
State Class #	3900
State Class Desc	DEVELOPABLE LAND
Deed Date	04/03/25 00:00:00
Book	36906
Page	212
Certificate	
Last Sale Price	0.0000
Total Value	\$365,900.00
Land Value	\$365,900.00
Building Value	\$0.00
Detached Building Value	\$0.00
Acres	0.56
Prev Year Total Value	\$352,600.00



Mixed Use Marine District

Hiking/Walking Trailways

Environmental Justice 2020 (updated 2021)

Zoning

Zoning (2025)

- Medium Wind Facility Overlay District
- Large Wind Facility Overlay District
- Med. & Large Wind Facility Overlay Distr
- Scenic Corridor
- Residential 40
- Residential 60
- General Commercial I
- General Commercial II
- General Commercial III
- Limited Business
- Extensive Business
- Industrial
- Resort Residential
- Seasonal Resort Community
- Hotel Resort District
- Dennis Port Village Center Area A
- Dennis Port Village Center Area B
- West Dennis Village Center District
- West Dennis Village Center Support Dist
- West Dennis Marine Open Space District
- West Dennis Mixed Use Marine District
- West Dennis Residential-Commercial
- Quivet Neck-Crowes Pasture Resource Protection District

Historic Districts

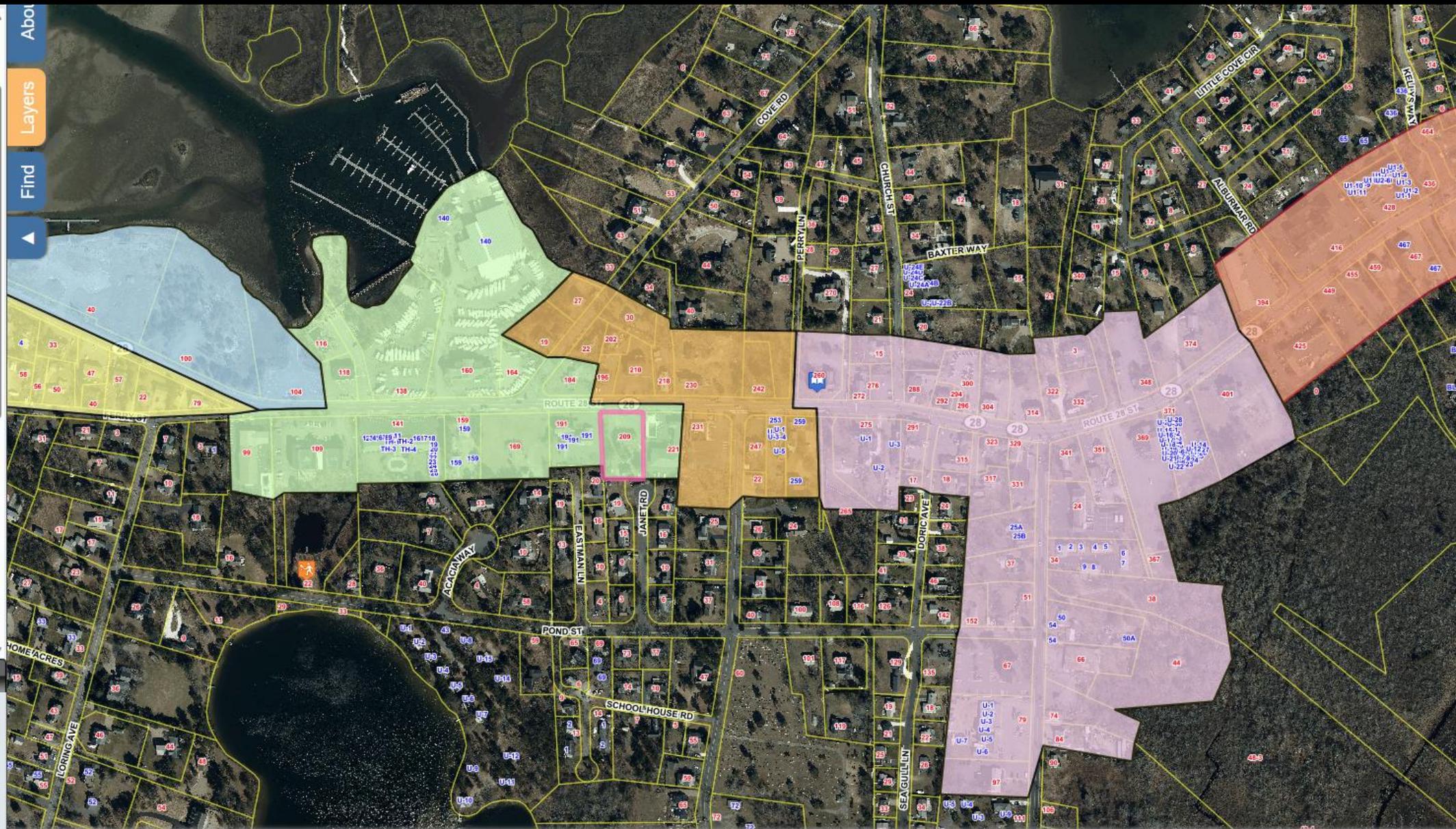
Condo and Cottage Colonies

Infrastructure Points

2020 Aerial Planimetrics

Base Maps

- Google Hybrid Map
- Google Street Map
- 2023 MassGIS Orthos
- CCC 2020 Aerial Imagery
- MassGIS 2014 Orthos
- MassGIS 2005 Orthos
- MassGIS 1994 Orthos
- Town Base Map



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcel ID	Address	Village	Owner
63-36-0	209 MAIN STR	WD	SAND DOLLAR

Detail Information Zoom To

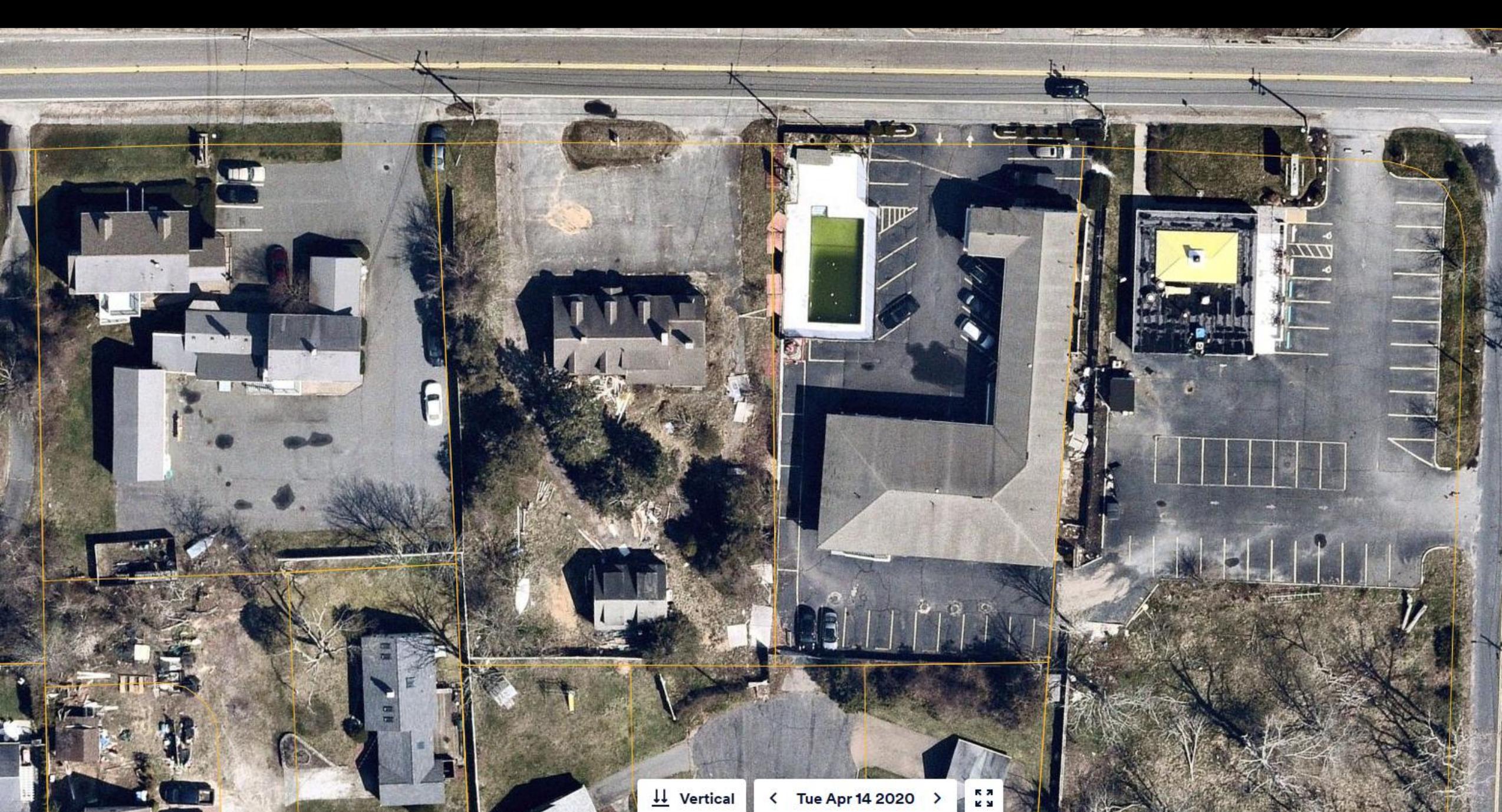
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Property Card	PK Field Card

Find Abutters





Thu Oct 14 2004 9:31:46 AM











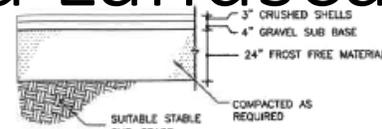




BENCHMARK
TOP OF CORNER SOUND
ELEVATION = 99.21

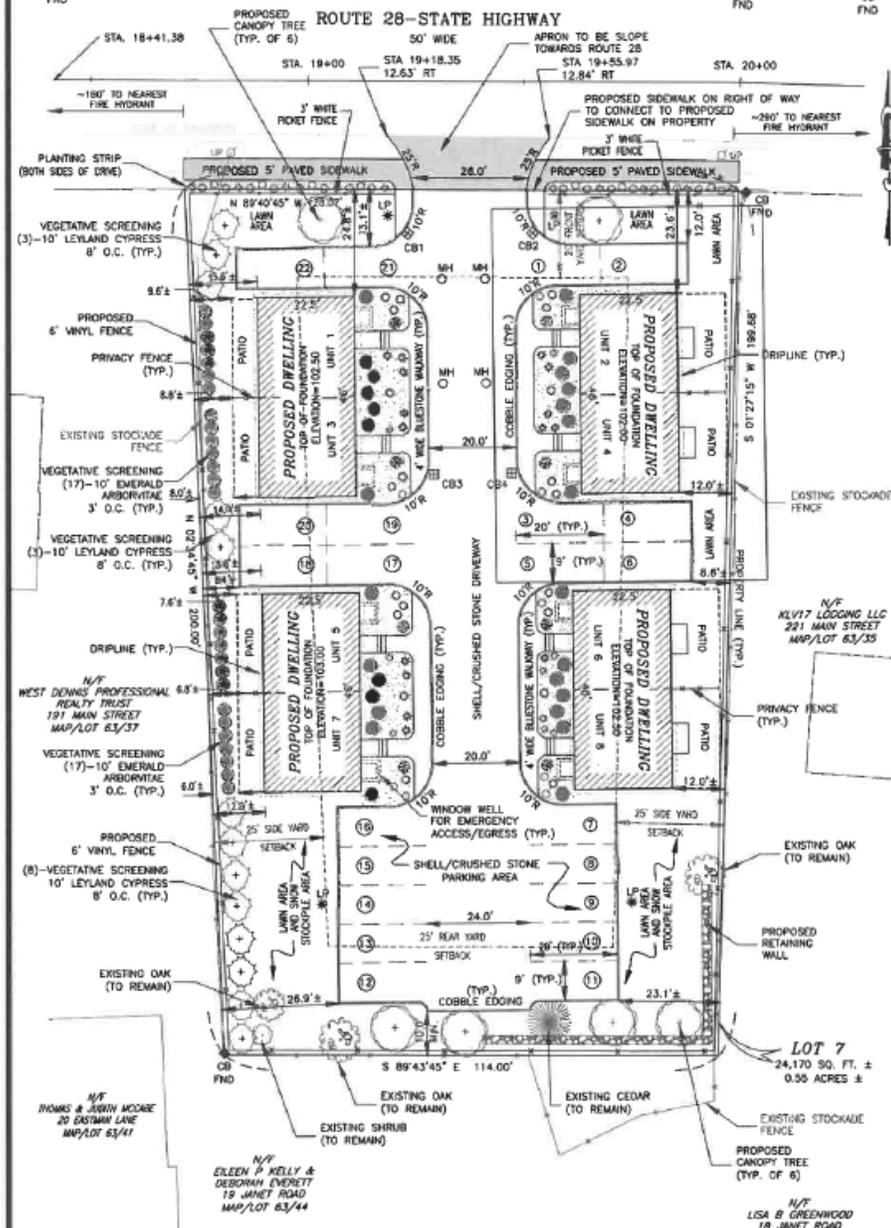
2020 Approved Landscape Plan

LEGEND



CRUSHED SHELL AREA PROFILE
NOT TO SCALE

- UP-0- EXISTING UTILITY POLE
- — — — — PROPERTY LINE
- 1.53- EXISTING CONTOUR
- — — — — EXISTING OVERHEAD WIRES
- WC O EXISTING WATER GATE VALVE
- WC ● PROPOSED WATER GATE
- — — — — EXISTING UTILITY POLE
- ⊕ SITE OF OBSERVATION HOLE/PERC TEST
- LP ● PROPOSED LIGHT POLE
- ////// EDGE OF PROPOSED BUILDING
- 15'R RADIUS OF CURB OR BERM
- ⊗ CB PROPOSED CATCH BASIN
- MH RIM AND COVER TO GRADE
- ⊕ PROPOSED LIGHT PACK
- ⊙ PROPOSED CANOPY TREE
- ⊙ PROPOSED LEYLAND CYPRESS
- ⊙ PROPOSED EMERALD ARBORVITAE
- ⊙ PROPOSED HYDRANGEA
- ⊙ PROPOSED EVERGREEN
- ⊙ PROPOSED KNOCK OUT ROSE
- ⊙ PROPOSED HAMEL GRASS



PARKING REQUIREMENTS:

RESIDENTIAL USES:	2 SPACES PER UNIT
PARKING REQUIRED:	16 (8 UNITS)
PARKING PROVIDED:	22

ZONING INFORMATION

PROVIDED INTENSITY OF USE SCHEDULE - MIXED USE MARINE

	REQUIRED	PROVIDED
LOT AREA	40,000 S.F.	24,170 S.F.
FRONTAGE	150.00'	128.07'
FRONT YARD SETBACK	20.0'	23.8'
SIDE YARD SETBACK	25.0'	12.0'(L AND R)
REAR YARD SETBACK	25.0'	80.8'
TOTAL AREA OF LOT COVERED ¹	-----	14,547 S.F.
TOTAL LOT COVERAGE	70.0%	59.8%
TOTAL AREA OF BUILDING COVERAGE ²	-----	4,140 S.F.
TOTAL BUILDING COVERAGE	20.0%	19.4%

- TOTAL AREA OF DRIVEWAY, PATIOS AND BUILDINGS
- CALCULATED TO THE DRIPLINE OF THE DWELLING

SITE NOTES:

- ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
- ALL BITUMINOUS AREAS SHALL MATCH EXISTING TIE IN GRADES
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIGSAFE PRIOR TO COMMENCING ANY CONSTRUCTION
- ALL UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PIPING, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF DENNIS' REQUIREMENTS
- IN THE CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE ALL OTHER DRAWINGS
- REFERENCE GRADING PLANS, UTILITY PLANS AND DETAILS FOR ADDITIONAL NOTES.
- ALL SIGNS SHALL CONFORM TO THE LATEST REVISION OF THE TOWN OF DENNIS SIGN CODE
- A TOWN OF DENNIS STORMWATER PERMIT SHALL BE REQUIRED FOR THE PROPOSED WORK.
- A MASSACHUSETTS STATE HIGHWAY ACCESS PERMIT IS REQUIRED FOR THE PROPOSED WORK
- PLANTINGS SHOWN ON THIS PLAN SHALL BE WARRANTED FOR 3 FULL GROWING SEASONS BY THE INSTALLER, AND MAINTAINED, WATERED AND OTHERWISE CARED FOR TO ENSURE HEALTHY PERMANENT GROWTH. THE DEVELOPER, AND THEN THE OWNERS OF THE UNITS, SHALL REPLACE ANY DEAD OR DAMAGED TREES TO ENSURE THE EFFECTIVENESS OF THIS SCREENING VEGETATION.
- THE NEW VINYL PRIVACY FENCE TO BE INSTALLED ALONG THE WESTERN PROPERTY LINE SHALL BE INSTALLED WITHIN TEN (10) DAYS AFTER THE COMPLETION OF ALL DEMOLITION AND CONSTRUCTION WORK. THE EXISTING STOCKADE FENCE ALONG SUCH BOUNDARY WILL BE REMOVED BY THE DEVELOPER AT ITS SOLE COST AFTER COMPLETION OF ALL DEMOLITION AND CONSTRUCTION, INCLUDING ANY PORTION THAT MIGHT BE ON THE ADJUTTER'S PROPERTY (AS TO WHICH, THE REMOVAL SHALL BE COORDINATED WITH THE ADJUTTER). THE DEVELOPER, AND THEN THE OWNERS OF THE UNITS, WILL KEEP THE VINYL PRIVACY FENCE IN GOOD REPAIR AND WELL MAINTAINED. NO SNOW PILING MAY TAKE PLACE ADJACENT TO THE FENCE.
- CONSTRUCTION REQUIREMENTS: (A) THE PARKING OF CONTRACTOR'S VEHICLES AND EQUIPMENT SHALL BE ON THE SUBJECT PROPERTY; (B) NO EXTERIOR DEMOLITION OR CONSTRUCTION WORK (OTHER THAN LANDSCAPING) SHALL OCCUR BEFORE 8:30AM OR AFTER 6:00PM MONDAY - FRIDAY AND BEFORE 10:00AM AND AFTER 4:30PM ON SATURDAY. THERE SHALL BE NO EXTERIOR DEMOLITION OR CONSTRUCTION WORK ON SUNDAYS OR FEDERAL RECOGNIZED HOLIDAYS.

4 CRESTVIEW DRIVE
EAST SANDWICH, MA 02537
PHONE: (508) 400-2365

RESIDENTIAL SITE DESIGN and Permitting

LOCATION:
208 MAIN STREET
WEST DENNIS, MA 02670

CLIENT:
HEADLEY ORANGE INVESTMENTS, LLC
21C FRIZAN WAY
SOUTH YARMOUTH, MA 02684

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1"=20' **DATE:** 7/29/2019 **ISSUED NO:** 3 of 8

REVISIONS		
NO.	DATE	DESCRIPTION
1	1/14/2020	REVISED PATIO FOOTPRINTS UNITS 1,3,5,7
2	1/29/2020	REVISED PARKING AND ADDED LANDSCAPING
3	3/3/2020	REVISED DRIVEWAY WIDTH, SHIFTED UNITS 1 & 3 EAST 2'-6" (4)
4	3/19/2020	ADDED COMPLETE LANDSCAPING

ZONING REQUIREMENTS

ZONING DISTRICT: MIXED-USE MARINE

	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000± S.F.	24,172± S.F.
MINIMUM FRONTAGE	150'	128.07'
MINIMUM FRONT YARD	20.0'	24.5'
MINIMUM SIDE YARD	25'	11.1'
MINIMUM REAR YARD	25'	60.1'
MAXIMUM LOT COVERAGE	70%	59.3%
MAXIMUM BUILDING COVERAGE	20%	18.1%

Submitted Septic with unpermitted paved parking

GENERAL NOTES:

- THIS PLAN IS INTENDED FOR THE PERMITTING AND CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM AND ASSOCIATED SITE WORK.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 310 CMR 15.000 AND TOWN OF DENNIS BOARD OF HEALTH REGULATIONS.
- THERE ARE NO KNOWN OR PROPOSED PRIVATE WELLS LOCATED WITHIN 150 FT. OF THE PROPOSED LEACHING FACILITY.
- IF AN ON-DIG IS SPECIFIED, REMOVE ALL TOPSOIL, SUBSOIL AND OTHER UNDESIRABLE MATERIALS TO BE RELOCATED TO ANOTHER AREA. ALL EXCAVATED MATERIALS WITHIN THE LIMIT OF SETBACKS SHALL BE PLACED IN A CLEAN SAND, FREE FROM ORGANIC MATERIAL AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS USING A #4 SIEVE SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF FILL. UP TO 40% BY WEIGHT MAY BE RETAINED ON THE #4 SIEVE. SUCH ANALYSES MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS:
 - 100% MUST PASS #4 SIEVE
 - 10% MUST PASS #50 SIEVE
 - 0-20% MUST PASS #100 SIEVE
 - 0-5% MUST PASS #200 SIEVE
- EXISTING UTILITIES WHERE SHOWN ON THE PLANS ARE APPROXIMATE. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND ELEVATION OF INVERTS OF UTILITIES AND STRUCTURES, WITHIN THE LIMIT OF WORK, PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES ARE DISCOVERED OR FIELD CHANGES REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY COORDINATING THE PROPOSED CONSTRUCTION ACTIVITIES WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES, AND SHALL COMPLETE THE PROPOSED WORK WITHOUT ANY INTERRUPTIONS IN SERVICE.
- CONTRACTOR IS REQUIRED TO NOTIFY DIGSAFE, PER MASS. STATUTE CHAPTER 82, SECTION 40 AT (888) 344-7233 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THIS SYSTEM IS NOT DESIGNED FOR THE USE OF A GARBAGE GRINDER. INSTALLATION OR USE OF A GARBAGE GRINDER AT THIS PROPERTY IS NOT ALLOWED PER 310 CMR 15.240(4).



2/6/25

BASE POINT
CONDOMINIUMS

209 MAIN STREET
IN
WEST DENNIS
MASSACHUSETTS
(BARNSTABLE COUNTY)

SEPTIC DESIGN PLAN

FEBRUARY 6, 2025

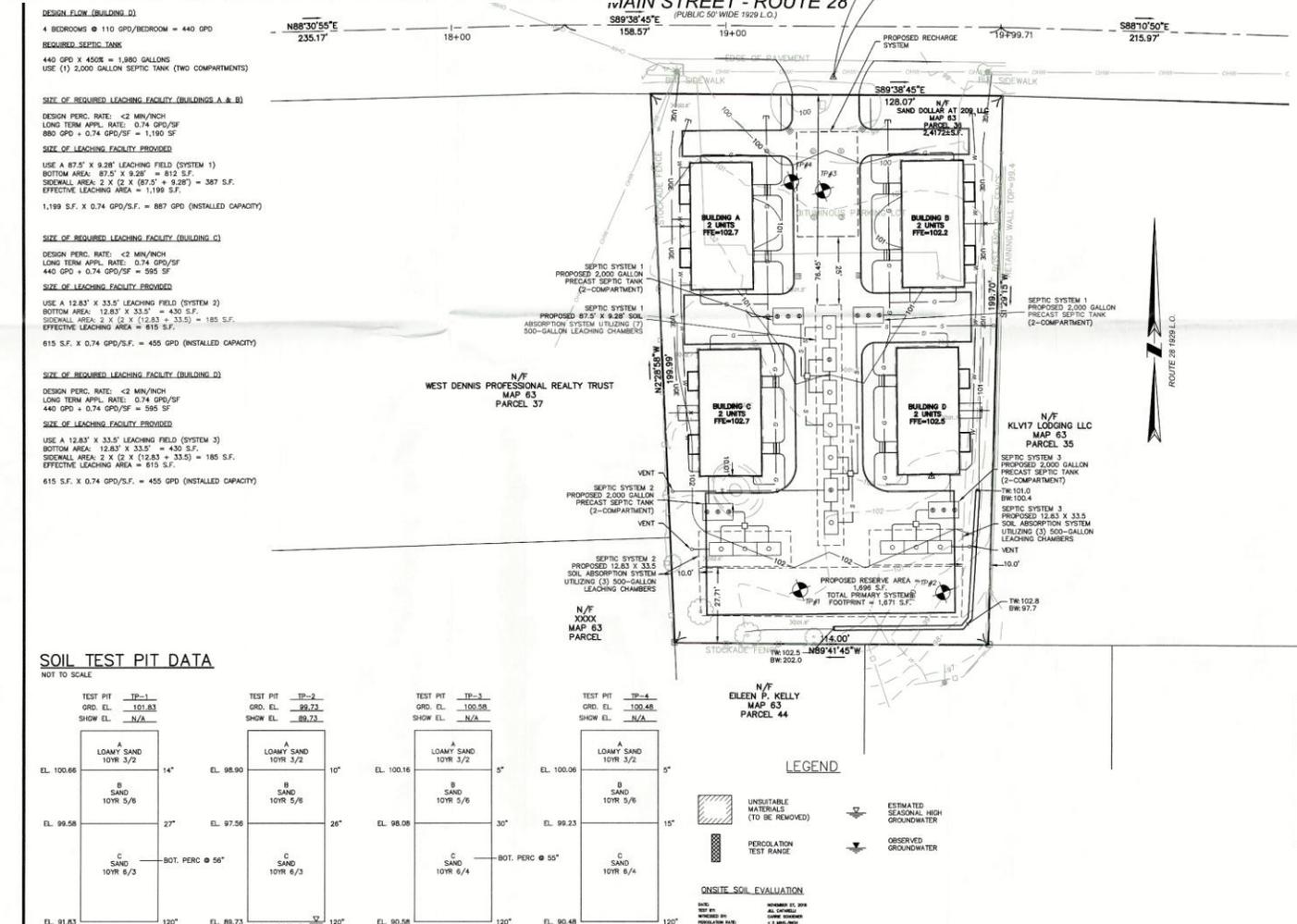
REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
SAND DOLLAR CUSTOMS
259 GREAT WESTERN ROAD
SOUTH DENNIS, MA 02660

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

© 2025 BSC Group, Inc.
1" = 20'
0 10 20 40 FEET
FILE: 010156100\C\DWG:
JOB: NO: 010156100 SHEET 1 OF 2



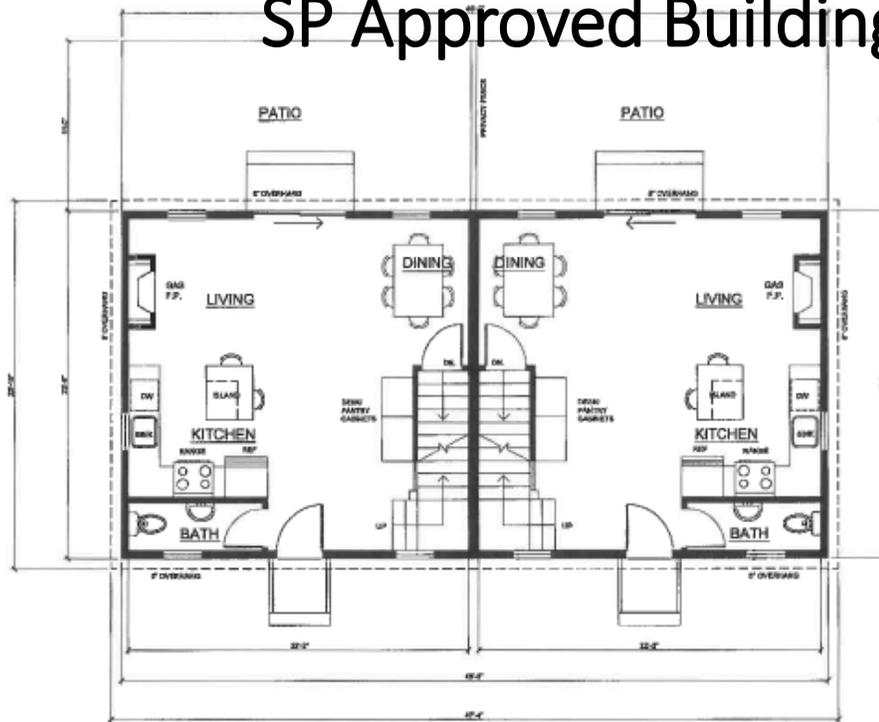
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MAXIMUM BUILDING COVERAGE	20%	18.1%

SP Approved Building Floor Plans 7/29/2019

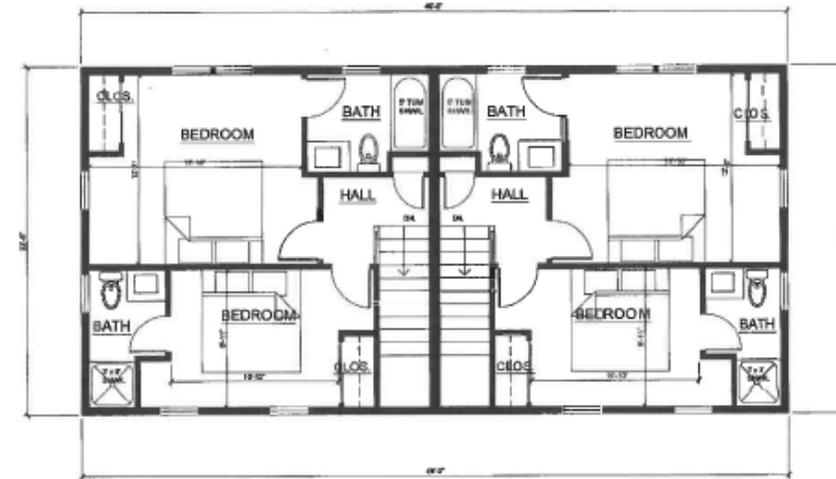
PRELIMINARY DRAWING
FOR DESIGN REVIEW



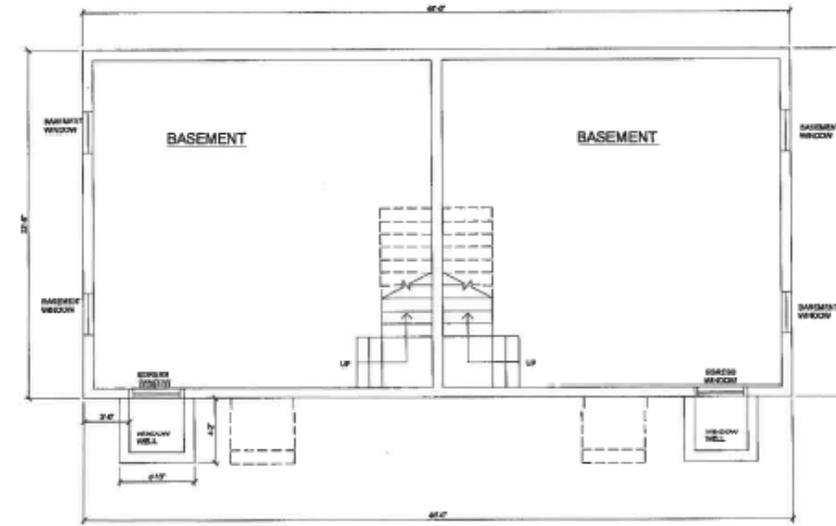
FIRST FLOOR PLAN

UNIT "A"
FIRST FLOOR 518 S.F.
SECOND FLOOR 518 S.F.

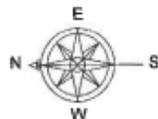
UNIT "B"
FIRST FLOOR 518 S.F.
SECOND FLOOR 518 S.F.



SECOND FLOOR PLAN



BASEMENT PLAN



COTUIT BAY DESIGN, LLC
43 BREWSTER ROAD
MASHPEE, MA, 02649
PH. (508) 274-1166
FAX (508) 539-9402

BUILDING PLANS FOR:
BASS POINT CONDOMINIUM
209 MAIN STREET WEST DENNIS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTENTS OF THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE MADE FOR THE USE OF THE OWNER. ANY USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER VIOLATES THE ARCHITECTURAL COPYRIGHT PROTECTION.

SCALE:
1/4" = 1'-0"
DATE:
7/29/2019

DRAWING NO. 1
A1

June 2025 with unpermitted third floors



June 2025 with unpermitted third floors













BENCHMARK
TOP OF CORNER BOUND
ELEVATION = 99.21

