



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, August 25, 2025 at 6:30 pm, in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, 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. **20 PINE STREET DP (ZBAS-25-34)**: Christopher R. Gendreau, 74 Howard Street, South Easton, MA, 02375 C/O Marian Rose of the Law Office of Singer & Singer LLP, is seeking a Special Permit for the increase in footprint and height of a non-conforming structure that will extend lot coverage where the current structure exceeds coverage. Located on a property in the Resort Residential Zoning District at 20 Pine Street, Dennisport, MA (Assessor’s Map 40, Parcel 144).
2. **11 WENDY WAY, WD (ZBAS-25-32)**: Grant P. Legoullon - Trustee, 15 County Road, Bedford, NH (03110) C/O Law Offices of Paul R. Tardif, is seeking a Special Permit for the voluntary demolition of a non-conforming one-story single-family house built in 1960 to be replaced by a two and a half story single-family house on a non-conforming lot. Located on a property in the R-40 Zoning District and AE & VE Flood Zones at 11 Wendy Way West Dennis (Assessor’s Map 26, Parcel 71).
3. **15 ALBION WAY, SD (ZBAS-25-31)**: Thomas F. Ahrensfeld, 236 South Street, Harwich, MA (02645) C/O Law Offices of Paul R. Tardif, is seeking a Special Permit for the voluntary demolition of a non-conforming two-story single-family house built in 1956 and located within 50 feet of a coastal bank to be replaced by a two-story single-family house on a non-conforming lot. Located on a property in the R-40 Zoning District; AE Flood Zone; and part of the South Dennis Historic District at 15 Albion Way, South Dennis, MA (Assessor’s Map 127, Parcel 2).
4. **18 PELHAM LANE, DP (ZBAS-25-29)**: Francis X. Hursey (Q.P.R.T. ET AL) and Nancy C. Hursey (Qual Per Res Tr), 27 Keeney Lane, West Hartford, CT (06107) C/O Deane Ferioli of Eastward Companies, is seeking a Special Permit for the voluntary demolition of a non-conforming two-story single-family house built in 1930 to be replaced by a two-story single-family house on a non-conforming lot. Located on a property in the Resort Residential Zoning District and partially in the VE Flood zone at 18 Pelham Lane, Dennisport, MA (Assessor’s Map 21, Parcel 46).

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.



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5. **7 ASPEN LANE (ZBAS-25-30)**: Domenic A. Maitino ET UX, 6 Gavin Circle, Stoneham, MA (02180) is seeking a Special Permit for the alteration to a non-conforming structure that will increase the footprint and height. Located on a property in the R-40 Zoning District; partially in Flood zone: AE; and Old King's Highway Historic District at 7 Aspen Lane, Dennis MA (Map 302, Parcel 39).
6. **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).
7. **68 UNCLE BARNEYS ROAD WD (ZBAS-25-33)**: Philip S. Amidon, PO Box 128, West Dennis, MA, 02670 C/O Jeffrey Baroni, is seeking a Special Permit for the raze and replace of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 68 Uncle Barneys Road, West Dennis (Assessor's Map 44, Parcel 13).
8. **242 UPPER COUNTY ROAD, DP (ZBAS-25-28)**: 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 and if necessary, a variance, to raze 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).

PUBLIC MEETING:

1. **70 DEPOT STREET DP (MOD-25-1)**: Mark Sacco, 70 Depot Street, Dennisport, MA (02639) is seeking a Modification to a Special Permit issued earlier this year for the reconstruction and expansion of a non-conforming structure on a non-conforming lot to allow for a slightly larger porch and different roofline. This review is for the Board to determine whether the proposed change to the porch and roofline is a minor or a major modification. Located on a property in the Resort Residential Zoning District at 70 Depot Street Dennisport, MA (Map 58, Parcel 82).

ADMINISTRATIVE BUSINESS:

- a. Zoning Board of Appeals Minutes:

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