

Town of Dennis

Zoning Board of Appeals

Public Meeting Notice – August 25, 2025

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, signed into law on March 29, 2023, the **Zoning Board of Appeals will hold a public meeting on 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 either in-person or via the alternative public access provided below.

ZOOM Meeting information

Zoom Link: <https://us02web.zoom.us/j/7660036712>

Meeting ID: [766-003-6712](https://us02web.zoom.us/j/7660036712).

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID:

Passcode: 766-003-6712



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:

- 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).
- 11 WENDY WAY, WD (ZBAS-25-32):** Grant P. Legouillon - 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).
- 15 ALBION WAY, SD (ZBAS-25-31):** Thomas F. Ahrensfield, 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).
- 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.



Town of Dennis
Public Meeting Notice

- 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).
- 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).
- 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).
- 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:

- 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:

- Zoning Board of Appeals Minutes:

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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20 Pine Street Special Permit (ZBAS-25-34): Christopher R Gendreau, 74 Howard Street, South Easton, MA, 02375

C/O Marian Rose 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 on a non-conforming lot. Located on a property in the R-R Zoning District at 20 Pine Street, Dennisport MA (Assessor's Map 40, Parcel 144).

Owner:

Address:

Condo/Cottage

Colony:

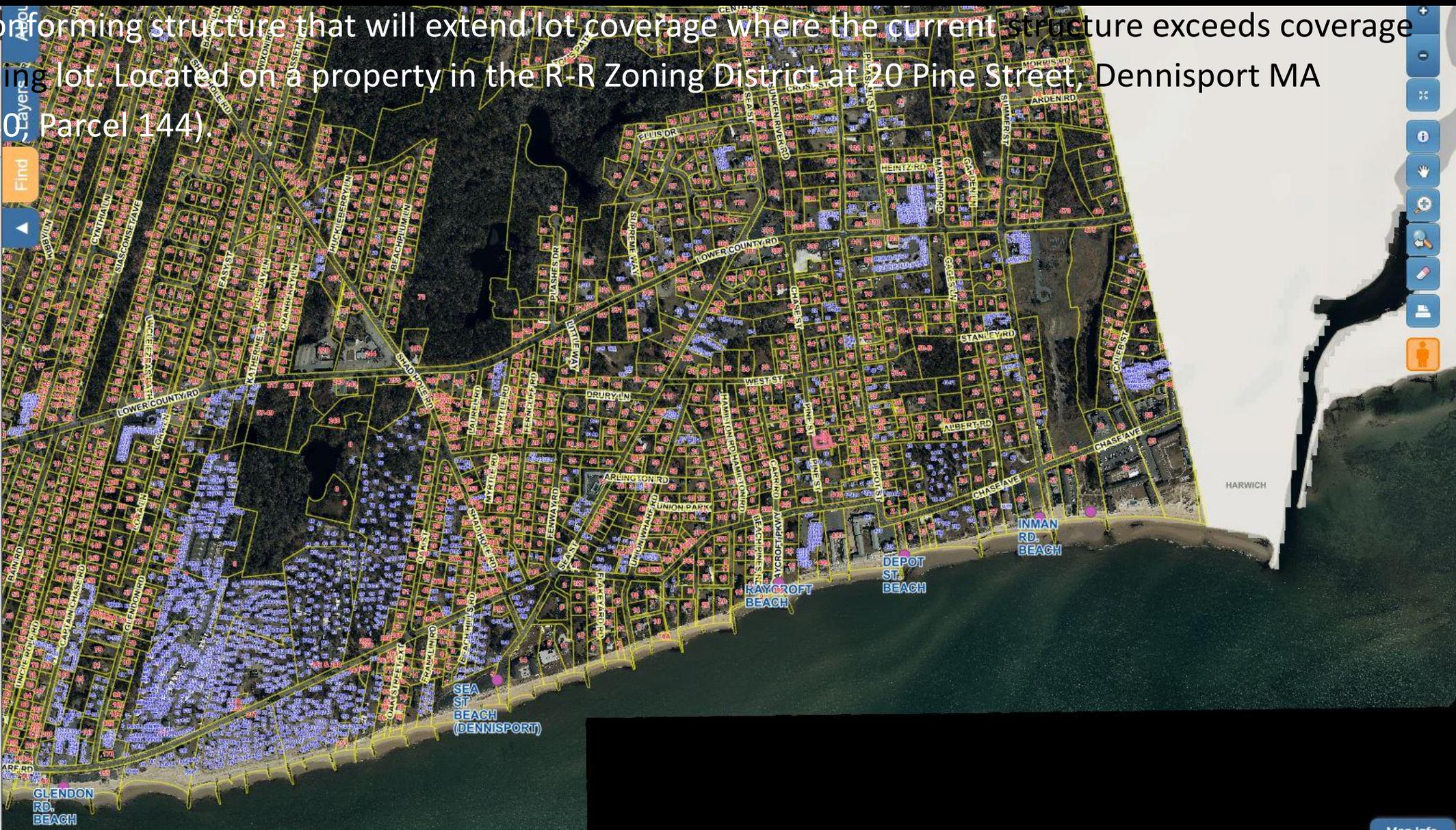
Results Summary

Parcels

Parcel ID	Address	Village	Owner
84-34-0	20 PINE STRE	SD	CONNOLLY BR
40-144-0	20 PINE STRE	DP	SAHAGIAN MA

Detail Information

CAMA ID	40-144-0
MapPar	40-144
Key	2924
Fiscal Year	2025
Extension	0
Address	20 PINE STREET
Village	DP
Property Type	R
Owner	SAHAGIAN MARK S
Co-Owner	
Owner Address	99 BEAUFORT AVENUE
Owner City	NEEDHAM
Owner State	MA
Owner Zip	02492
Owner Country	
State Class #	1040
State Class Desc	TWO FAMILY
Deed Date	02/01/13 00:00:00
Book	27100



Layers

Zoning

- Zoning
 - Zoning
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
 - Hotel Resort Districts
 - Scenic Corridors
 - Quiwet Neck-Crowes Pasture Resrc Prot
 - Dist
 - Residential 60
 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Village Center Area A
 - Dennisport Village Center Area B
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Medium & Large Wind Facility Overlay
 - Industrial
 - West Dennis Village Center
 - Marine Open Space
 - Mixed Use Marine
 - Residential-Commercial
 - Village Center Support
 - West Dennis Village Center
 - South Dennis Historic District
 - South Dennis Hist. Dist.
 - Old Kings Highway District
 - Old King Highway Hist. Dist.
- Elevation
 - 2ft Contours

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map

About

Layers

Find



Map navigation controls including zoom in (+), zoom out (-), home, search, and other interactive tools.

Simplicity by PeopleGIS

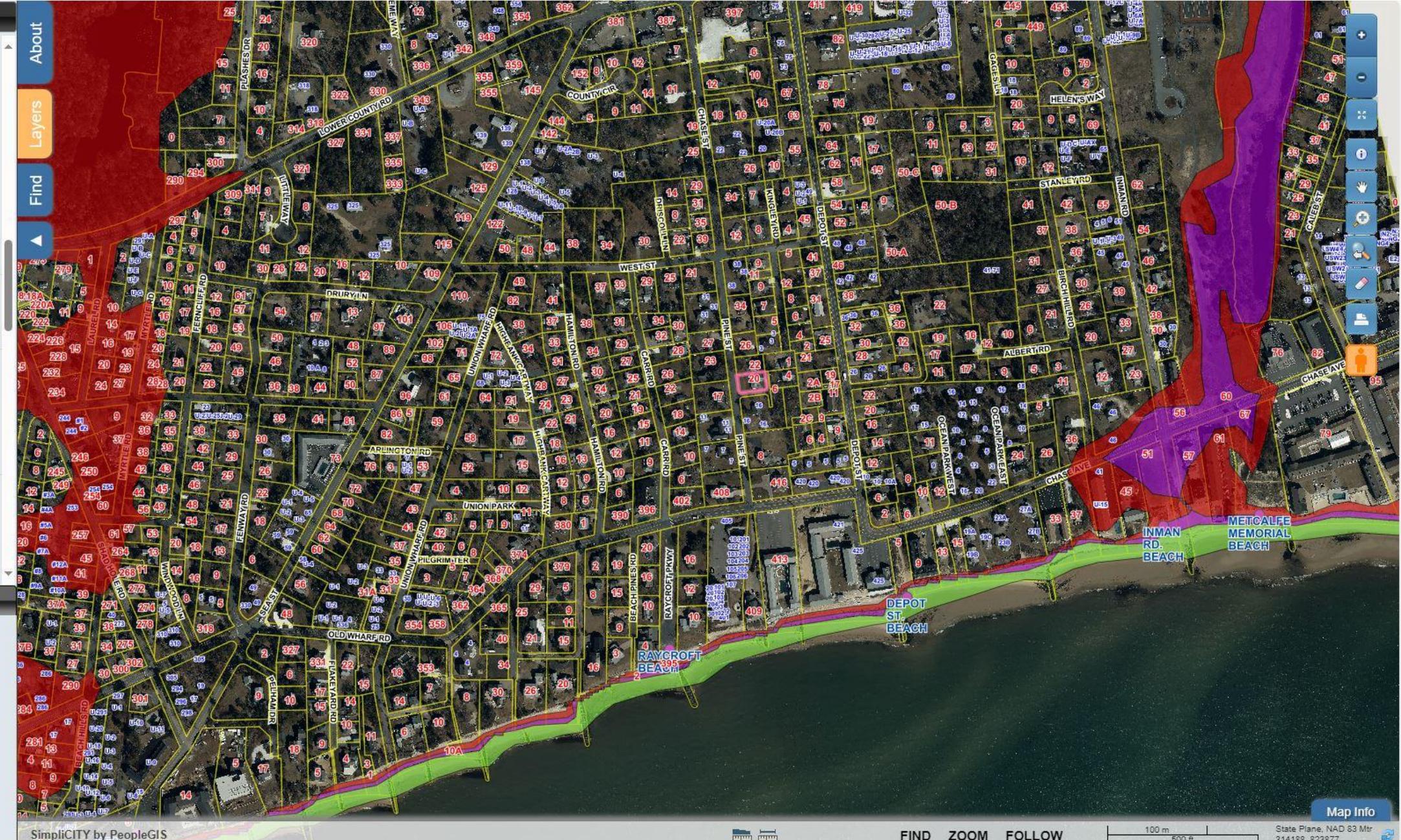
FIND ZOOM FOLLOW

100 m 500 ft

Map Info State Plane, NAD 83 Mtr 314442, 823880

Layers

- Catch Basin Pts
 - Catch Basin
- Road Unpaved
- Road Paved
- Parking Unpaved
- Parking Paved
- Driveway Unpaved
- Driveway Paved
- Hurricane SLOSH
 - Category 1
 - Category 2
 - Category 3
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
 - Voting Precincts 2020 - Labels
 - Voting Precincts 2020
 - 1
 - 2
 - 3
 - 4
- Base Maps**
 - OpenStreetMap
 - Google Street Map
 - Google Hybrid Map
 - 2021 MassGIS Orthos
 - 2020 CCC Regional Aerial Photo
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 - Town Base Map



Simplicity by PeopleGIS



FIND ZOOM FOLLOW

100 m
500 ft

State Plane, NAD 83 Mtr
314188, 823877

Map Info

Layers

- Catch Basin Pts
 - Catch Basin
- Road Unpaved
- Road Paved
- Parking Unpaved
- Parking Paved
- Driveway Unpaved
- Driveway Paved

Hurricane SLOSH

- Category 1
- Category 2
- Category 3

FEMA Flood Zones

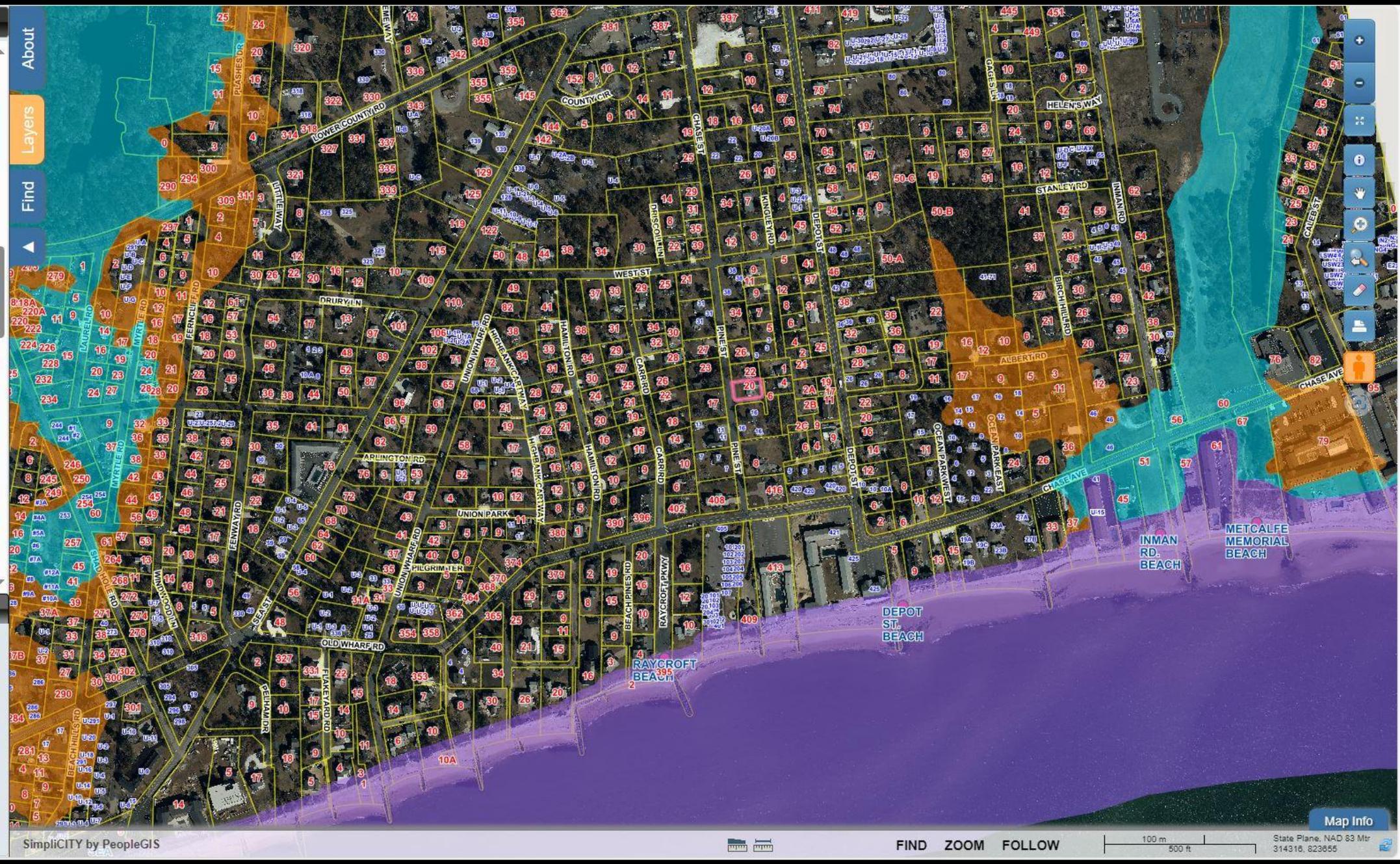
- FEMA Flood Zone 2014 - 0.2%
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- FEMA Flood Zone 2014 - AE
 - AE
- FEMA Flood Zone 2014 - VE
 - VE

Voting Precincts

- Voting Precincts 2020 - Labels
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 - 2
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 - 4

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- Town Base Map



SimpliCITY by PeopleGIS



FIND ZOOM FOLLOW

100 m
500 ft

Map Info
State Plane, NAD 83 Mtr
314316, 823655

Layers

- South Dennis Hist. Dist.
- Old Kings Highway District
- Old King Highway Hist. Dist.
- Elevation
 - 2ft Contours
 - 10ft Contours
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
 - Tier Classified Oil and/or Hazardous
 - Material - 21E Sites
 - DWD Zone II - Sept. 29 2005 - June 10 2012
 - Zone II Area - Old
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
 - MA NHESP Certified Vernal Pools
 - MA NHESP Potential Vernal Pools
 - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
 - NHESP 8-1-2021 Priority Habitat Rare Spec
- Base Maps**
 - OpenStreetMap
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Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage

Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
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40-144-0	20 PINE STRE	DP	SAHAGIAN MA

Detail Information [Zoom To](#)

CAMA ID	40-144-0
MapPar	40-144
Key	2924
Fiscal Year	2025
Extension	0
Address	20 PINE STREET
Village	DP
Property Type	R
Owner	SAHAGIAN MARK S
Co-Owner	
Owner Address	99 BEAUFORT AVENUE
Owner City	NEEDHAM
Owner State	MA
Owner Zip	02492
Owner Country	
State Class #	1040
State Class Desc	TWO FAMILY
Deed Date	02/01/13 00:00:00
Book	27100







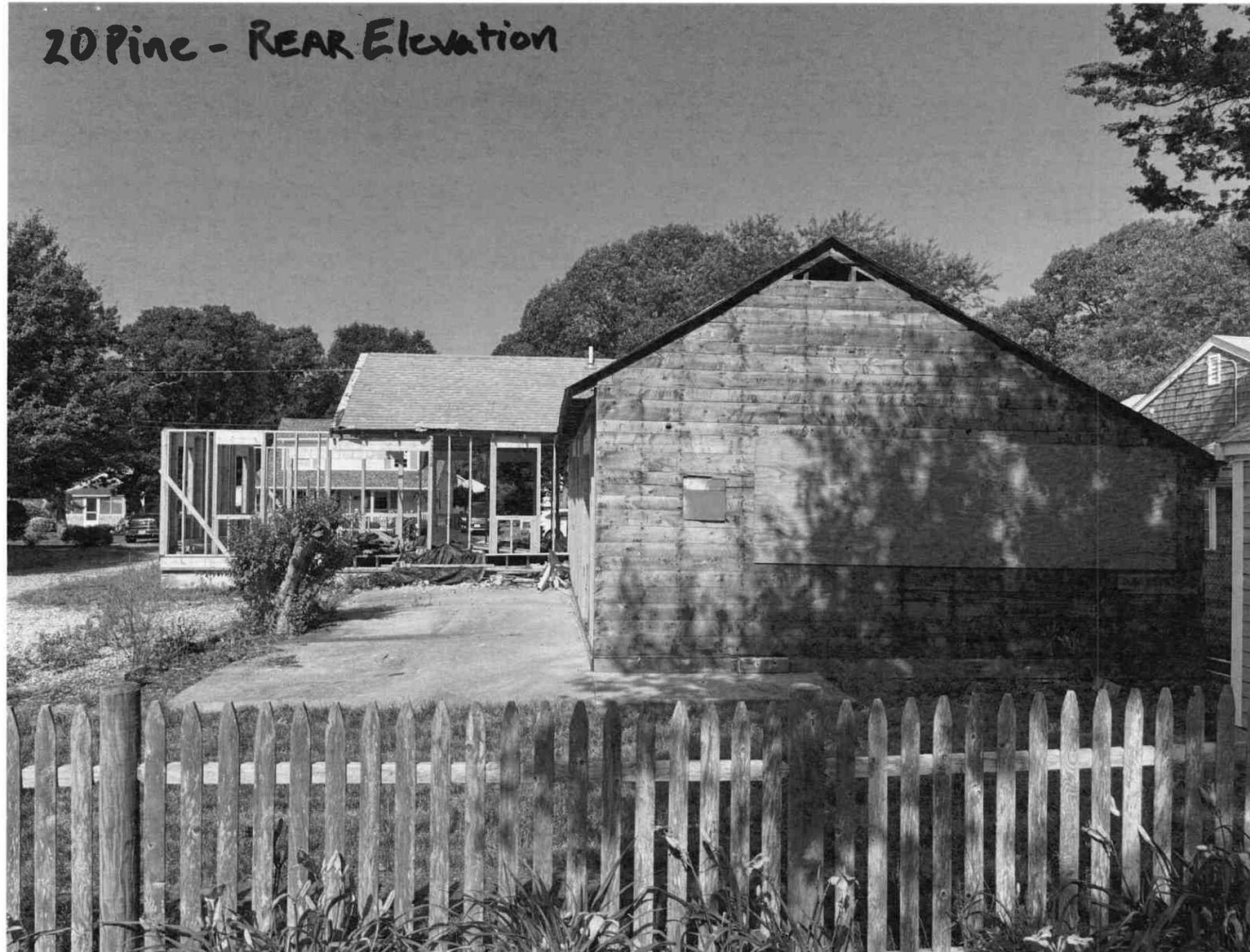
20 PINE
SIDE ELEVATION



20 PINE - side elevation



20 Pine - REAR Elevation





Town of Dennis
Building Department

Paul Fowler
Building Commissioner

Tel: (508) 760-6163
Fax: (508) 394-6289

Notice of Building Code Violation(s) and Order to Cease, Desist and Abate:

Christopher Gendreau, 74 Howard Street, South Easton, MA 02375: As owner(s) of the premises/structure located at 20 Pine Street, Dennisport, MA, Parcel ID 40-144, you are hereby notified that you are in violation of the Massachusetts State Building Code 780 CMR Chapter(s) R105.1 Permits required, and hereby **ORDERED this date, May 22, 2025, to: CEASE AND DESIST further construction activity at the property.**

Statement of Facts and Summary of Violation:

Statement of Facts: Demolition and reconstruction without the benefit of a valid Building Permit.

Violation(s): *Massachusetts Building Code Section: 780 CMR 51: R105.1: Permits Required* - It shall be unlawful to construct, reconstruct, alter, repair or demolish a building or structure; or change the use and occupancy of a building or structure or to install or alter any equipment for which provision is made or the installation of which is regulated by 780 CMR without first filling an application with the building official and obtaining the required permit.

Summary of Action to Abate:

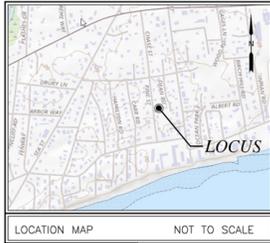
In order to abate this violation and to avoid further enforcement action, commence upon receipt of this notice the following actions:

1. Make application to the Zoning Board of Appeals for a Special Permit
2. Make application and be issued a Building permit for the new work to comply with the Massachusetts building code and Town of Dennis Zoning.

or

If aggrieved by this notice and order; to show cause as to why you should not be required to do so, by filing a Notice of Appeal with the State Building Code Appeals Board, (as specified in Section 113 of 780 CMR State Building Code) within thirty (45) days after the service of this notice.

By Order,
Paul Fowler, Building Commissioner
Certified Mail #



ZONING REQUIREMENTS
RESORT RESIDENTIAL - "RR" DISTRICT (DWELLING UNIT-TWO)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	80,000 SF	5,657 SF	5,657 SF
LOT FRONTAGE	50 FEET	58.0 FEET	58.0 FEET
BUILDING COVERAGE	10%	23.2% (1,314 SF)	18.9% (1,072 SF)
BUILDING HEIGHT	2.5 STORES	1.0 STORES	2.0 STORES

BUILDING HEIGHT CALCULATION:
 22.4
 AVERAGE NATURAL GRADE: 35.0 FT
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 22.4 + 35.0 = 57.4
 MAXIMUM ALLOWABLE BUILDING HEIGHT ELEVATOR: 46.0 (FROM ARCHITECT)

MINIMUM YARDS:
 FRONT YARD: 50 FT 2.3 FT 8.4 FT
 SIDE YARD: 25 FT 5.5 FT 10.6 FT
 REAR YARD: 25 FT N.A. N.A.

ZONING NOTE:
 REFER TO THE TOWN OF DENNIS ZONING BYLAW AS MINIMUM YARDS MAY VARY DEPENDING ON ZONE AND EXISTING OR PROPOSED USE.

EXISTING DIMENSIONAL SETBACKS SHOWN ABOVE SHALL BE REVIEWED BY THE TOWN OF DENNIS PRIOR TO ANY SITE DESIGN/ PERMITTING.

Approved 2024

RECORD OWNER:

PARCEL ID: 40-144-0
 20 PINE STREET
 MARK S. SAHAGAN
 99 BEAUFORT AVENUE
 NEEDHAM, MA 02492
 DEED BOOK 27100 PAGE 139
 LOT 2 - PLAN BOOK 56 PAGE 5

NOTES:

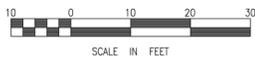
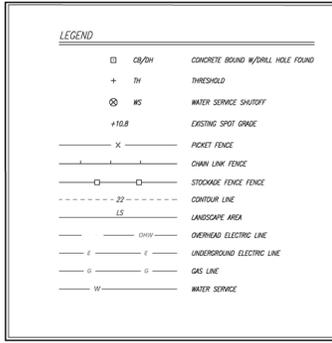
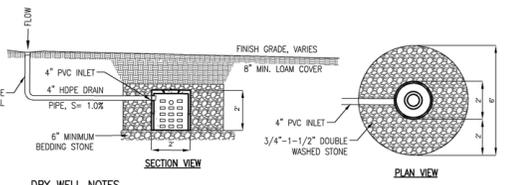
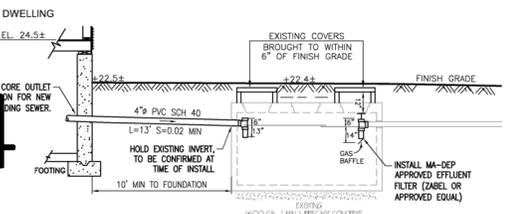
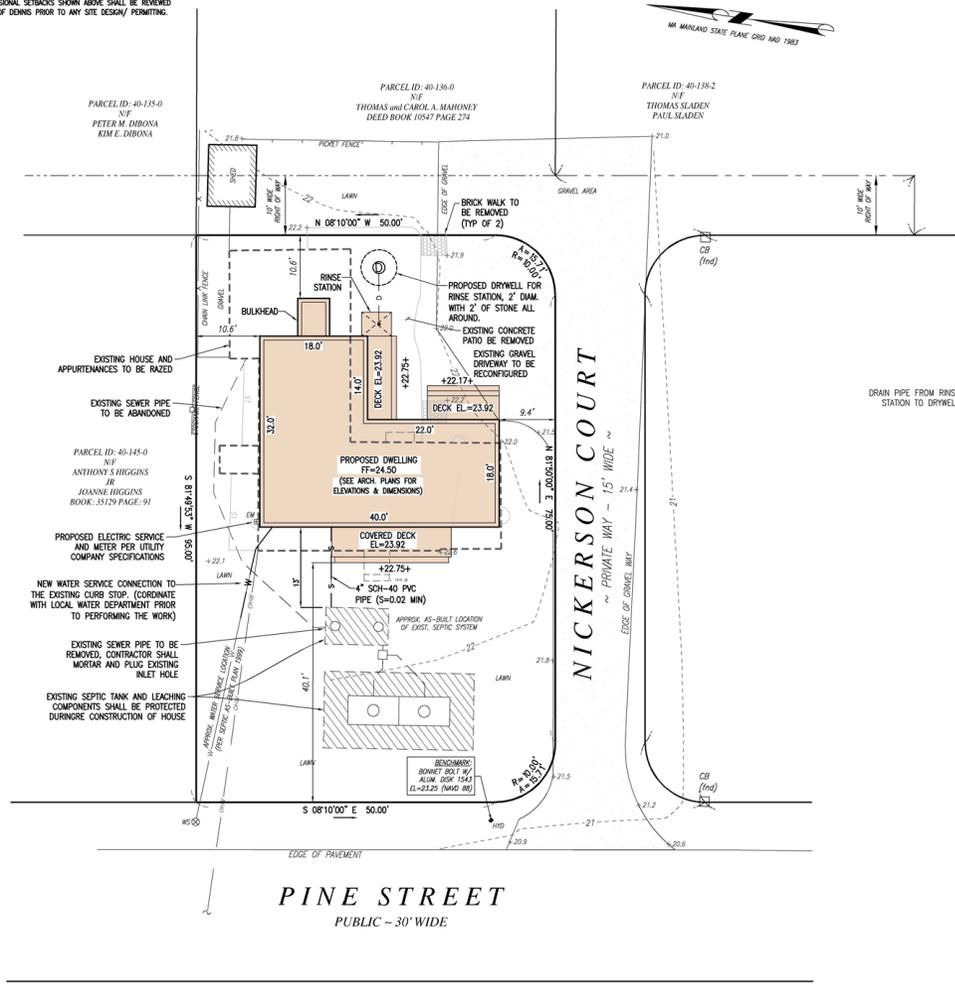
1. PLAN REFERENCES:
 1.1. PLAN ENTITLED "STATE OF BETSY NICKERSON DENNISPORT, MASS." RECORDED IN PLAN BOOK 56, PAGE 5.
2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2023.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. SUBJECT SITE IS IN THE "RR RESORT RESIDENTIAL" ZONE AS DEPICTED ON THE TOWN OF DENNIS ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
6. EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORDED AS-BUILT PLAN ON FILE WITH THE DENNIS BOARD OF HEALTH.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25001029821, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ENVIRONMENTAL NOTES:

1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10.0).
3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP "CERTIFIED VERNAL POOLS."
4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10.0).
5. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
6. WETLAND RESOURCE AREAS WERE NOT OBSERVED DURING THIS FIELD SURVEY.



REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISE PROPOSED DUPLEX LOCATION	4/8/24

DRAWN BY: LAC

DESIGNED BY:

CHECKED BY: DE/MS

SCALE: 1" = 10'

STAMP:



427 Columbus Road
 Hanover, MA 02339
 781-926-9200
 40 Court Street, Ste 2A
 Plymouth, MA 02360
 508-746-6060
 Marine Station
 26 Union Street
 Plymouth, MA 02360
 508-746-6000
 448 N. Falmouth Hwy, Unit A
 North Falmouth, MA 02556
 508-563-2183

PROJECT #:
 23-385

PROJECT:
PLOT PLAN
 #20 PINE STREET
 PARCEL ID: 40-144-0
 DENNISPORT, MASSACHUSETTS

CLIENT:
 MARK S. SAHAGAN
 99 BEAUFORT AVENUE
 NEEDHAM, MA 02492

DRAWING PATH:
 H:\23-385\230324\23-385 PP.DWG
 DATE:
 FEBRUARY 20, 2024

PLOT PLAN OF PROPOSED DUPLEX
 SHEET 1 of 1
 © Merrill Corporation

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 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNLAWFUL. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNLAWFUL.

ZONING REQUIREMENTS
RESORT RESIDENTIAL – "RR" DISTRICT

	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT AREA	40,000 SF	5,657 SF	5,657 SF
LOT FRONTAGE	50 FEET	50.0 FEET	50.0 FEET
BUILDING COVERAGE	15%	23.2% (1,314 SF)	29.4% (1,662 SF)
BUILDING HEIGHT	35.0 FEET	16.2 FEET	17.3 FEET

BUILDING HEIGHT CALCULATION:

AVERAGE NATURAL GRADE:	22.4
MAXIMUM ALLOWABLE BUILDING HEIGHT:	35.0 FT
MAXIMUM ALLOWABLE BUILDING HEIGHT ELEVATION:	22.4 + 35.0 = 57.4
PROPOSED BUILDING HEIGHT ELEVATION:	39.7 (FROM ARCHITECT)

MINIMUM YARDS:

FRONT YARD	25 FT	2.3 FT	9.0 FT
SIDE YARD	15 FT	5.5 FT	NO CHANGE
REAR YARD	25 FT	N.A.	N.A.

ZONING NOTE:

REFER TO THE TOWN OF DENNIS ZONING BYLAW AS MINIMUM YARDS MAY VARY DEPENDING ON ZONE AND EXISTING OR PROPOSED USE.

EXISTING DIMENSIONAL SETBACKS SHOWN ABOVE SHALL BE REVIEWED BY THE TOWN OF DENNIS PRIOR TO ANY SITE DESIGN/ PERMITTING.

30% RULE CALCULATIONS

EXISTING FLOOR AREA

1ST FLOOR	1,314 SF
TOTAL FLOOR AREA	1,314 SF
TOTAL LOT AREA	5,657 SF
EXISTING FLR AREA/LOT AREA:	1,314/5,657 = 23.2%

PROPOSED FLOOR AREA

1ST FLOOR	1,314 SF
COVERED PORCHES	348 SF
TOTAL FLOOR AREA	1,662 SF
TOTAL LOT AREA	5,657 SF
PROPOSED FLR AREA/LOT AREA:	1,662/5,657 = 29.4%

40% RULE CALCULATIONS

EXISTING NON-CONFORMING AREA

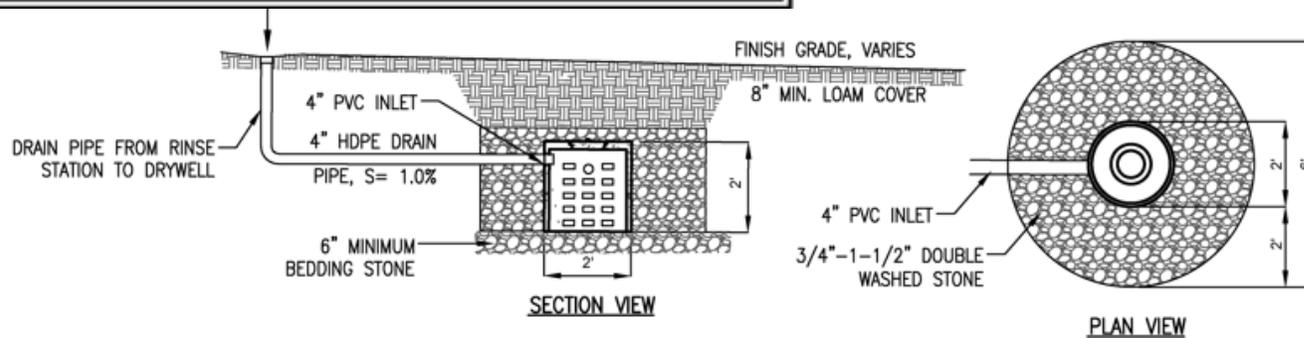
1ST FLOOR	858 SF
BASEMENT	858 SF
TOTAL AREA	1,716 SF
EXISTING NON AREA/LOT AREA:	1,716/5,657 = 30.3%

PROPOSED NON-CONFORMING AREA

1ST FLOOR	858 SF
BASEMENT	858 SF
COVERED PORCHES	175 SF
TOTAL AREA	1,891 SF
PROPOSED FLR AREA/LOT AREA:	1,891/5,657 = 33.4%

NOTES:

- PLAN REFERENCES:
 - PLAN ENTITLED "ESTATE OF BETSY NICKERSON DENNISPORT, MASS." RECORDED IN PLAN BOOK 56, PAGE 5.
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2023.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- SUBJECT SITE IS IN THE "RR RESORT RESIDENTIAL" ZONE AS DEPICTED ON THE TOWN OF DENNIS ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE DENNIS BOARD OF HEALTH.



DRY WELL NOTES

ALL DRYWELLS MUST BE INSTALLED IN STRATUM OF SAND TEXTURE TO ALLOW PROPER FUNCTIONING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO INSPECT THE SOILS PRIOR TO INSTALLATION.

DRY WELL DETAIL

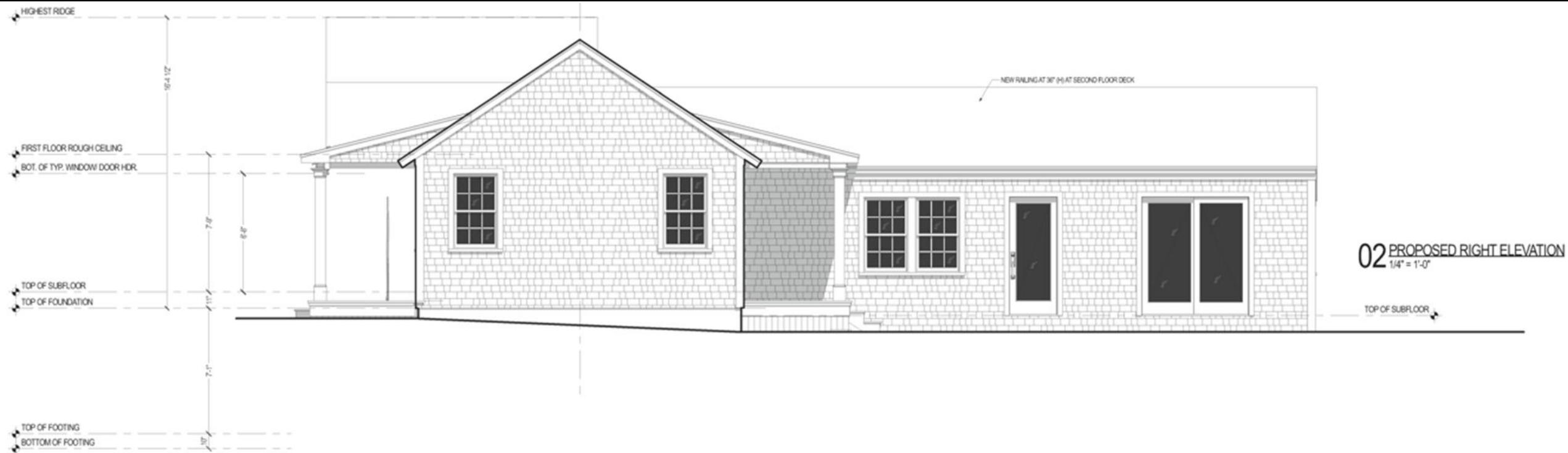
(NOT TO SCALE)

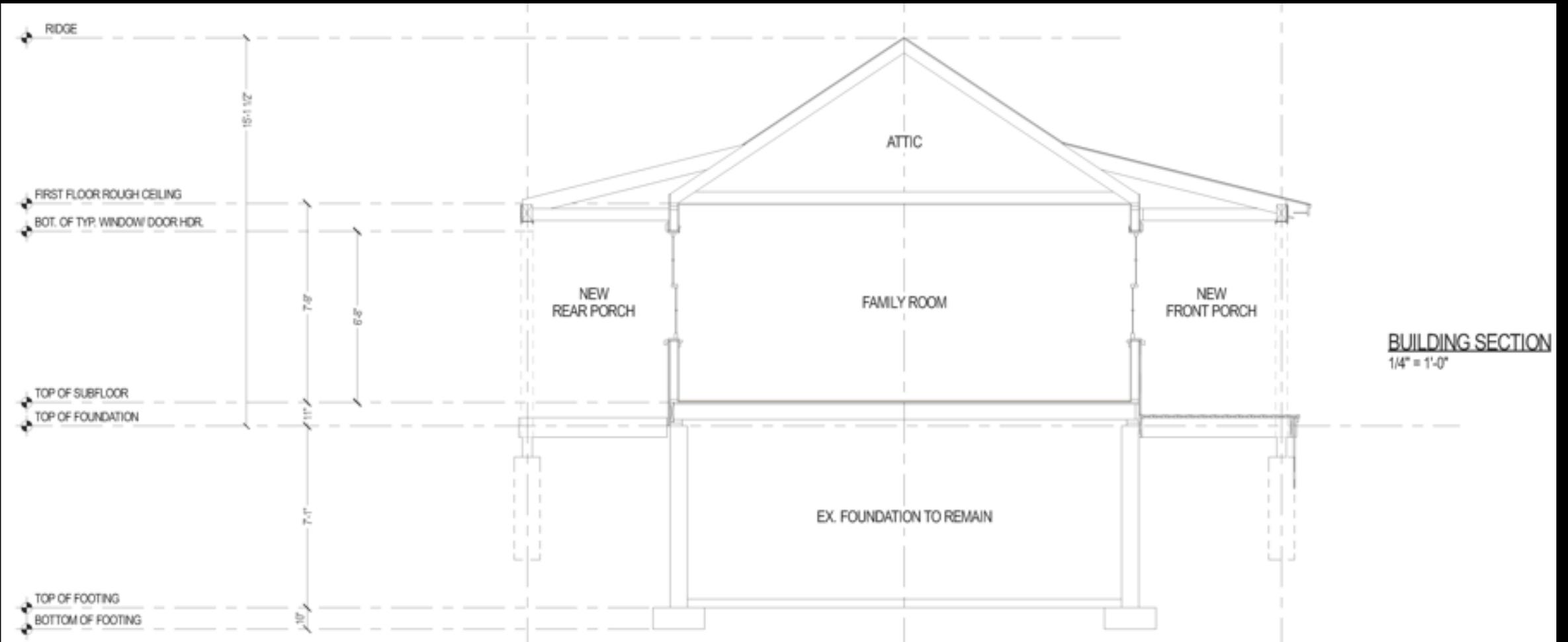


01 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"

20 PINE - FRONT ELEVATION







BUILDING SECTION
 1/4" = 1'-0"



NEW CONSTRUCTION FOR:
 MARK SAHAGIAN
 20 PINE STREET
 DENNIS PORT MA

TITLE:
 PLANS

A3 architects, inc
 Residential Commercial Net Zero
 831 Main Street
 Dennis, MA 01938
 508.694.7887 phone
 www.a3architects.com

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF A3 ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF A3 ARCHITECTS, INC. IS STRICTLY PROHIBITED.

Date:
 EXTG PLAN:
 04.17.2024

1 FIRST FLOOR PLAN
 EX1/ 3/18'-0"

EX-1



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

20 Pine Street

ZBA SPECIAL PERMIT DECISION

APPLICANT:	Mark Sahagain C/O Marian Rose Law Office of Singer & Singer
PROJECT ADDRESS:	20 Pine Street, Dennisport MA
MAP AND LOT NUMBER:	40-144 (0.13 Acres – 5,663 sf)
APPLICANT ADDRESS:	99 Beaufort Avenue, Needham, MA (02492)
PROPOSAL	Raze and Replace a three-bedroom house with a two-story single family dwelling.
CASE NUMBER:	SP-026124-2024
ZONING:	Resort Residential (RR)

REGISTRY OF DEEDS REQUIRED INFORMATION			
Current Property Owners:	Mark Sahagain		
Owners Property Address:	99 Beaufort Avenue, Needham, MA (02492)		
Project Property Address:	20 Pine Street, Dennisport MA		
Registry of Deeds Title Reference	Book:	27100	Page: 139
or Certificate of Title #	And Land Ct Lot		And Plan #

HEARING DATE	May 20, 2024
SPECIAL PERMIT FINDING REQUIRED	Special Permit finding(s) required per 2.4.1.2.C.2 for the voluntary demolition and reconstruction of a non-conforming structure which is nonconforming by dimension outside the existing footprint on a non-conforming lot.
REQUEST	Finding per § 2.4.1.2.C.2 that the non-conforming nature of the new proposed structure is found to be substantially less non-conforming.

PLOT PLAN	Site Plan of 20 Pine Street Dennisport, MA prepared for Mark Sahagain by Merrill Engineers and Lad Surveyors 427 Columbia Road Hanover, MA (02339). Plan consisting of 1 sheet with existing and proposed conditions, Septic System Profile and Design with Test Hole Logs. Plan dated 10-6-2023. Stamped by Deana Boumitri. Revised 5/3/24
BUILDING PLANS	Building Plans of 20 Pine Street Dennisport, MA prepared for Mark Sahagain by A3 Architects Inc., 831 Main Street Dennis MA (02638). Plan consisting of 6 sheets with Floor plans and Elevations Revised 05.20.2024

PROJECT SUMMARY	<ul style="list-style-type: none"> Proposal was revised to be for a single-family home. The revised and approved plans removed the unpermitted secondary accessory residential aspect, removed the second front door and site plan shows room for two-cars to park on the property for the single-family dwelling. Title 5 system inspection required and possibly a permit for pipe relocation. Existing shed in street layout should be relocated to this property or removed.
------------------------	--

<ul style="list-style-type: none"> The existing 1-story 3-bedroom house was built in 1945 making the demolition subject to Demolition Delay General Bylaw (§61-3).

§ 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:

- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**
- 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.**

CONDITIONS	<ol style="list-style-type: none"> 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. 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. 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. Any off-street parking shall be a pervious surface. The existing shed shown on the site plan within the Nickerson Court layout, shall be removed or relocated to within the property. The proposed demolition must be referred to the Historic Commission per the Demolition Delay General Bylaw (§61-3). This Special Permit shall not be valid and a Building Permit shall not be issued until such time as the Historic Commission either votes that the building is not preferably preserved or the demolition delay expires. The contractor shall be responsible for maintaining the road in a condition free of accumulated sediment during construction and all appropriate drainage and erosion control measures as suggested by town engineering comments shall be implemented.
-------------------	--

	8. There shall be no exterior construction (including foundation work) or heavy equipment between the Friday before Memorial Day and the day after Labor Day. 9. Construction vehicles shall not park in or block the road or private way.
--	---

FINDINGS	The Board finds that the proposal compared to the existing nonconforming structure and the reconstruction not in the existing footprint is Not Substantially More Detrimental than the existing nonconforming structure to the neighborhood and that the non-conforming nature of the new proposed structure is substantially less non-conforming.
VOTE	The Board unanimously voted 5-0-0 to approve the Special Permit with conditions (James Kyrimes [Acting Chairman], Elisa Ridley, Aaron Ridley, Gary Barber (Alternate), and Greg Stone (Alternate)).

Details of the hearing and decision are on file in the Planning and Appeals Office at the Dennis Town Offices as File SP-026124-2024.

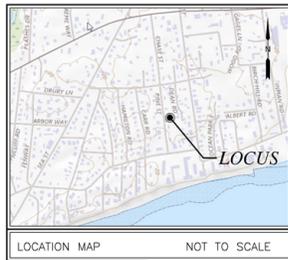
Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of filing with the Town Clerk. This Special Permit shall lapse if substantial use or construction has not commenced without good cause within one year from the date issued.

I certify that a copy of the original decision has been filed with the Town Clerk.

James Kyrimes (e. signature)

James Kyrimes, Acting Chair, Dennis Board of Appeals

DATE *June 21, 2024*
 I certify that this decision was filed on *May 31, 2024*, and no appeal was filed within *20* days after date of filing.
[Signature]
 Dennis Town Clerk



ZONING REQUIREMENTS
RESORT RESIDENTIAL - "RR" DISTRICT
(DWELLING UNIT-TWO)

	REQUIRED	EXISTING	PROPOSED
LOT AREA	80,000 SF	5,657 SF	5,657 SF
LOT FRONTAGE	50 FEET	50.0 FEET	50.0 FEET
BUILDING COVERAGE	15%	23.2% (1,314 SF)	18.9% (1,072 SF)
BUILDING HEIGHT	2.5 STORES	1.0 STORES	2.0 STORES

BUILDING HEIGHT CALCULATION:
 AVERAGE NATURAL GRADE: 22.4
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 35.0 FT
 MAXIMUM ALLOWABLE BUILDING ELEVATION: 22.4 + 35.0 = 57.4
 PROPOSED BUILDING HEIGHT ELEVATION: 46.0 (FROM ARCHITECT)

MINIMUM YARDS:
 FRONT YARD: 50 FT 2.3 FT 8.4 FT
 SIDE YARD: 25 FT 5.5 FT 10.6 FT
 REAR YARD: 25 FT N.A. N.A.

ZONING NOTE:
 REFER TO THE TOWN OF DENNIS ZONING BYLAW AS MINIMUM YARDS MAY VARY DEPENDING ON ZONE AND EXISTING OR PROPOSED USE.

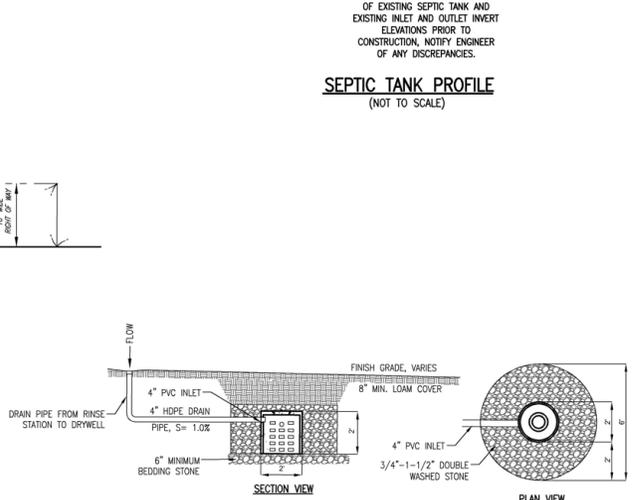
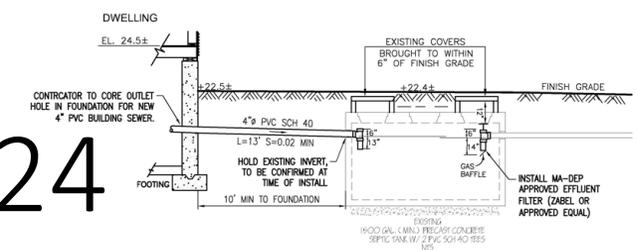
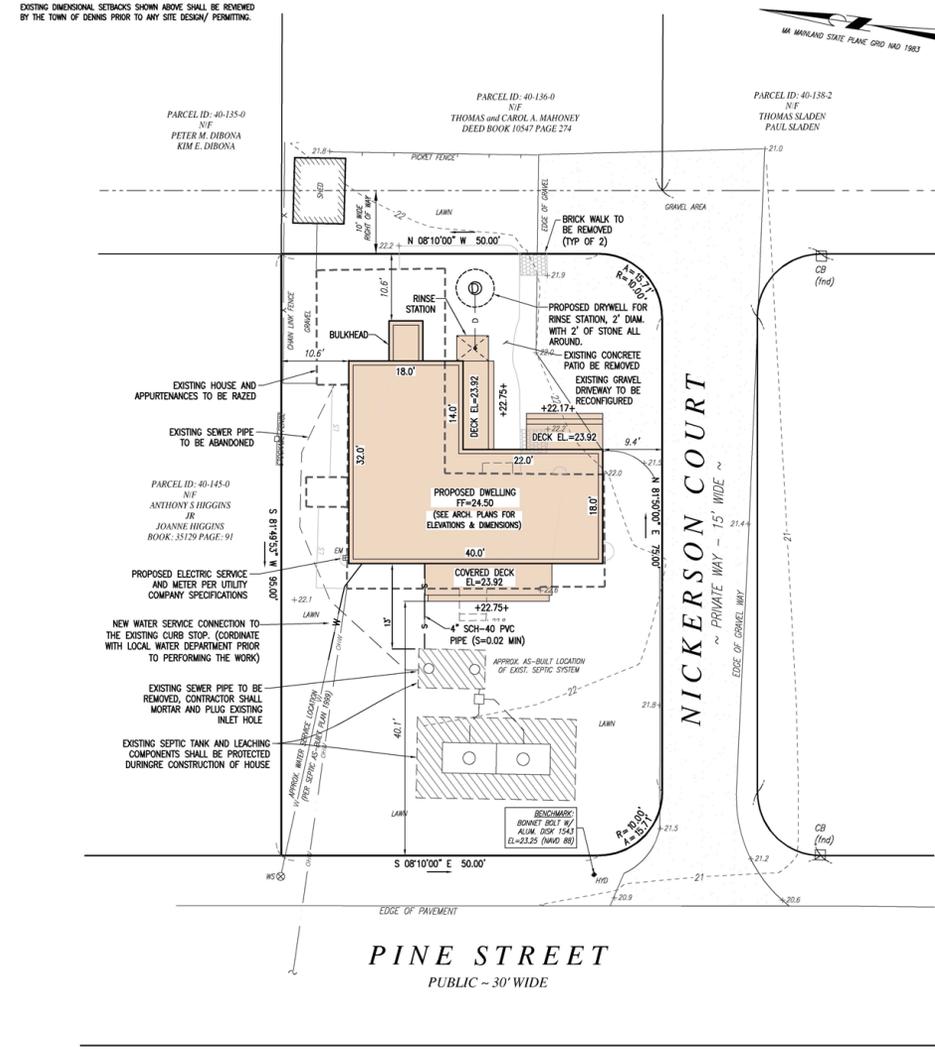
Approved 2024

RECORD OWNER:
 PARCEL ID: 40-144-0
 20 PINE STREET
 MARK S. SAHAGIAN
 99 BEAUFORT AVENUE
 NEEDHAM, MA 02492
 DEED BOOK 27100 PAGE 139
 LOT 2 - PLAN BOOK 56 PAGE 5

- NOTES:**
1. PLAN REFERENCES:
 1.1. PLAN ENTITLED "ESTATE OF BETSY NICKERSON DENNISPORT, MASS." RECORDED IN PLAN BOOK 56, PAGE 5.
 2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2023.
 3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 4. SUBJECT SITE IS IN THE "RR RESORT RESIDENTIAL" ZONE AS DEPICTED ON THE TOWN OF DENNIS ZONING MAP.
 5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 6. EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE DENNIS BOARD OF HEALTH.

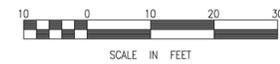
FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. C201000001, WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- ENVIRONMENTAL NOTES:**
1. SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
 2. SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10.0).
 3. SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP "CERTIFIED VERNAL POOLS."
 4. SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
 5. SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
 6. WETLAND RESOURCE AREAS WERE NOT OBSERVED DURING THIS FIELD SURVEY.



LEGEND

□	CG/DH	CONCRETE BOUND W/DH HOLE FOUND
+	TH	THRESHOLD
⊙	WS	WATER SERVICE SHUTOFF
+10.8		EXISTING SPOT GRADE
x		PICKET FENCE
—		CHAIN LINK FENCE
—		STOCKADE FENCE
---	22	CONTOUR LINE
---	LS	LANDSCAPE AREA
---	OHV	OVERHEAD ELECTRIC LINE
---	E	UNDERGROUND ELECTRIC LINE
---	G	GAS LINE
---	W	WATER SERVICE

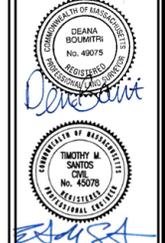


REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISE PROPOSED DUPLEX LOCATION	4/8/24

DRAWN BY: LAC
 DESIGNED BY:
 CHECKED BY: DB/TMS

SCALE:
 1" = 10'



427 Columbia Road
 Hingham, MA 02339
 781-826-9200
 40 Court Street, Ste 2A
 Plymouth, MA 02360
 508-745-6360
 Marine Division:
 26 Union Street
 Plymouth, MA 02360
 508-745-6360
 448 N. Falmouth Hwy, Unit A
 North Falmouth, MA 02556
 508-563-2183

PROJECT #:
 23-385

PLOT PLAN
 #20 PINE STREET
 PARCEL ID: 40-144-0
 DENNISPORT, MASSACHUSETTS

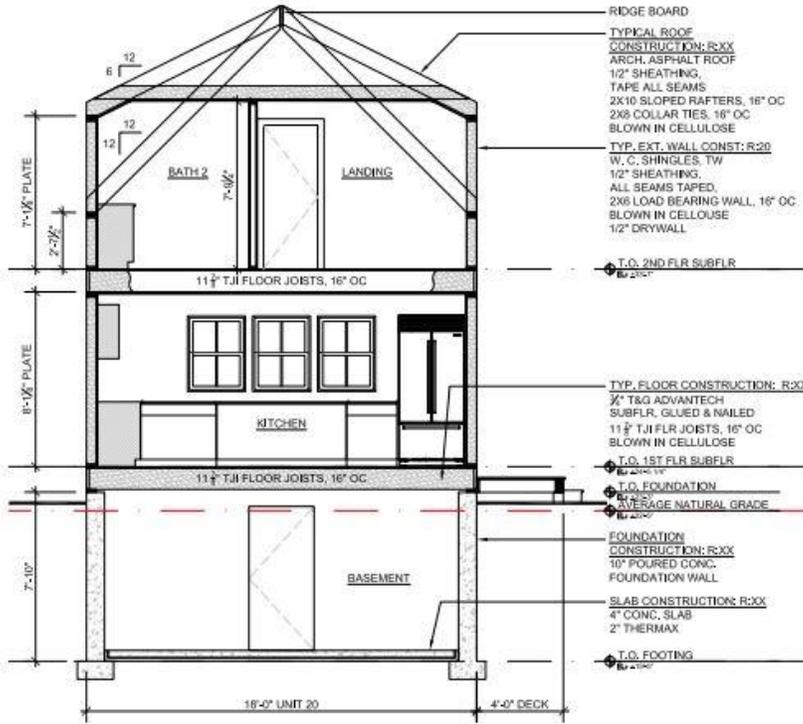
CLIENT:
 MARK S. SAHAGIAN
 99 BEAUFORT AVENUE
 NEEDHAM, MA 02492

DRAWING PATH:
 M:\23-385\DESIGN\23-385 PP.DWG
DATE:
 FEBRUARY 20, 2024

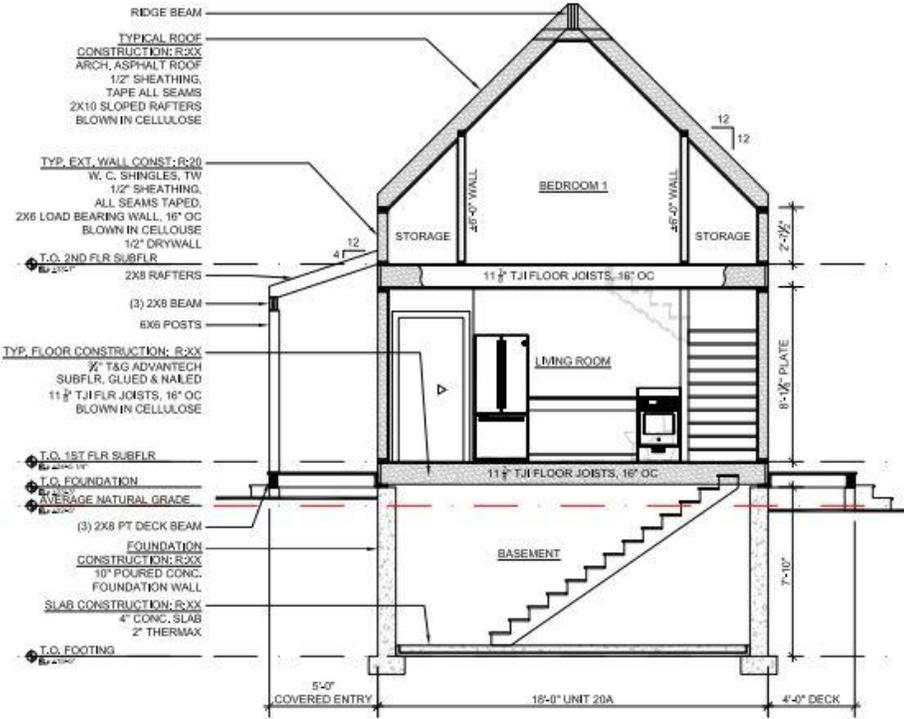
PLOT PLAN OF PROPOSED DUPLEX
 SHEET 1 of 1
 © Merrill Corporation

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Approved 2024



1 UNIT 20 SECTION
A3.0 1/4" = 1'-0"



2 UNIT 20A SECTION
A3.0 1/4" = 1'-0"

NOTES

1. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF STUD OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.

NEW CONSTRUCTION FOR:
MARK SAHAGIAN
20 PINE STREET
DENNIS PORT MA

TITLE:
SECTIONS

831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

A3 architects, inc
Residential Commercial Net Zero

Date:
REGULATORY: 02.27.2024

A3.0

Approved 2024



1 EAST ELEVATION (BACK)
A2.1 1/4" = 1'-0"



2 SOUTH ELEVATION (RIGHT SIDE)
A2.1 1/4" = 1'-0"

NOTES
1. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF STUD OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.

3 SCHEDULES
A2.1 N.T.S.

KEY	QTY	FRAME SIZE	ROUGH OPENING	MODEL	MANUFACTURER	STYLE	MUNT.	REMARKS
A	12	3'-0" X 5'-0"	3'-0 1/2" X 5'-0 1/2"	3KH325	MATHEWS BROTHERS	CH	2-2	
B	3	2'-4" X 3'-6"	2'-8 1/2" X 3'-6 1/2"	3KH416	MATHEWS BROTHERS	CH	2-2	
C	6	2'-4" X 4'-2"	2'-8 1/2" X 4'-2 1/2"	3KH240	MATHEWS BROTHERS	CH	2-2	
D	5	2'-4" X 2'-8"	2'-8 1/2" X 2'-8 1/2"	AW322	MATHEWS BROTHERS	AWN	4 LITES	
TOTAL	26							

NOTES
1. ALL WINDOWS SHALL BE MATHEWS BROTHERS - SANFORD HILLS
2. ALL WINDOWS TO BE TRIPLE GLAZED
3. EXTERIOR AND INTERIORS COLORS TBD
4. ALL 'O' HAVE FULL SCREENS
5. PAINTED WHITE INTERIOR FINISH WITH WHITE HARDWARE
6. DOORS TO BE INCLUDED IN WINDOW QUOTE

KEY	QTY	FRAME SIZE	ROUGH OPENING	MODEL	MANUFACTURER	GLAZING	TYPE	MATL	REMARKS
1	1	3'-0" X 7'-0"		31201	THERMA TRU	4 LITES	FULL JTE FLUSH GLAZED	FEERGLASS	
2	1	3'-0" X 7'-0"		31201	THERMA TRU	4 LITES	FULL JTE FLUSH GLAZED	FEERGLASS	
3	1	8'-0" X 7'-0"		TBD	TBD	FULL LITE	SLIDING PATIO DOOR		
4	1	8'-0" X 7'-0"		TBD	TBD	FULL LITE	SLIDING PATIO DOOR		

1. All exterior doors TBD in color
2. Verify handing in field prior to ordering

NEW CONSTRUCTION FOR:
MARK SAHAGIAN
20 PINE STREET
DENNIS PORT MA

TITLE:
ELEVATIONS

831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

A3 architects, inc
Residential Commercial Net Zero

Date: 02.27.2024
REGULATORY:

A2.1

Proposed Front Elevation



Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card			
SAHAGIAN MARK S		40-144-0		20 PINE STREET DP		1040	100	TWO FAMILY			1		1 of 1			
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SAHAGIAN MARK S 99 BEAUFORT AVENUE NEEDHAM, MA 02492		SAHAGIAN MARK S HAGOPIAN BARBARA L		02/01/2013 09/26/1980	A X	309,000	27100-139 3161-10		06/03/2021 06/15/2020 06/03/2019 06/03/2019 03/27/2019	25 25 25 25 77	RENTAL PERMI RENTAL PERMI RENTAL PERMI RENTAL PERMI CYCLICAL REV		06/03/2021 06/15/2020 06/03/2019 06/03/2019 03/27/2019		0 0 0 0 100	0 0 0 0 100

CD	T	ACRES/SF	Nbhd	FEMA	Infl1	ADJ BASE	SAF	Infl2	Lpi	Chpt	CREDIT AMT	ADJ VALUE
100	A	0.130	06 1.00	R 1.00	1 1.00	497,000	4.15	1 1.00	R08	2.00		268,260

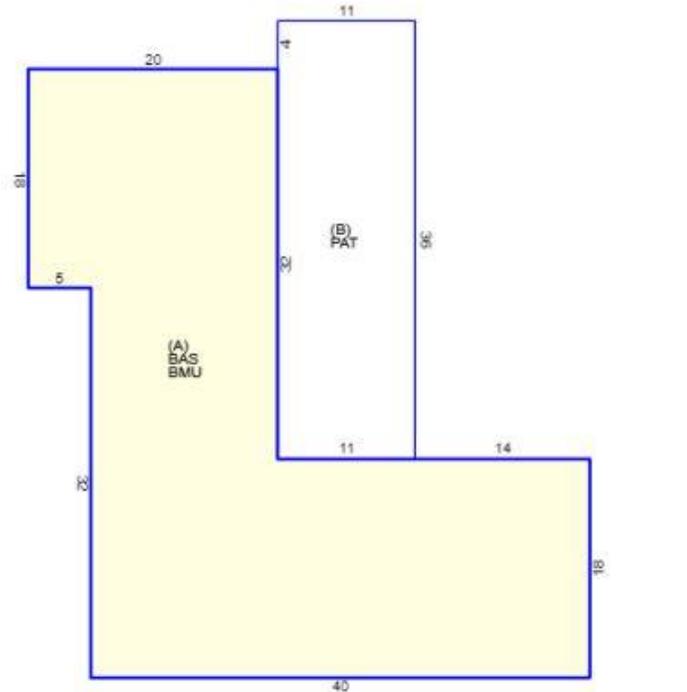
TOTAL	5,663 SF	PLAN 56/5
Nbhd	NANT SOUND	WALK TO BEACH
FEMA	OLD PK CODE	
Infl1	AVERAGE	

Photo Date 12/11/2015 BLDG # 1



YrBlt 1945 NET AREA 1,290

COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE
TWO FAMILY			
BLDG	ADJ	268,300	243,900
STYLE	2.25 MUTII-WTR [100%]	390,100	354,600
QUALITY	1.00 AVERAGE [100%]	800	800
FRAME	1.00 WOOD FRAME [100%]	0	0
TOTAL		659,200	599,300



TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 6X8		48	22.79	800

Bldg ID	MODEL	YR_BLT	EFF_YR	DLCU	OVUCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	2	1945	1995 / 27	1.000	2.270	3/27/2019	KT	3/27/2019	KT	3/27/2019	KT	8.0 1.00	1,290	1.000	\$397.89	513,274	76	390,100

CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	513,274	
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	BMU	N	BMU	1,290		72.13	93,045	CONDITION ELEM CD		
ROOMS		6	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BASE	1,290	1945	291.40	375,910	EXTERIOR	G	
BEDROOMS		3	1.00	ROOF SHAPE	1	GABLE	1.00	B	PAT	N	PAT	396		16.60	6,572	INTERIOR	G	
BATHROOMS		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00		FIX	O	FIX, FIX X-PLUM	3		4,521.83	13,566	KITCHEN	A	
FIXTURES		7	1.00	FLOOR COVER	1	HARDWOOD	1.00		FPL	O	FPL, FIREPLACE	1		19,660.50	19,661	BATHS	G	
RES UNIT CNT		2	1.00	INT. FINISH	1	PLASTER	1.00		ODS	O	OUT DOOR SHOWER	1		4,521.80	4,522	HVAC/ELEC	A	
				HEATING/COOLING	2	HOT WATER	1.02											
				FUEL SOURCE	2	GAS	1.00											
				SEASONAL	99	NO (YEAR ROUND)	1.00											
				PRIVATE ROAD	1	NO	1.00											
				HISTORIC DST	1	NO	1.00											
				GENERATOR USE			1.00											

EFF_YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$390,100

1. **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).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

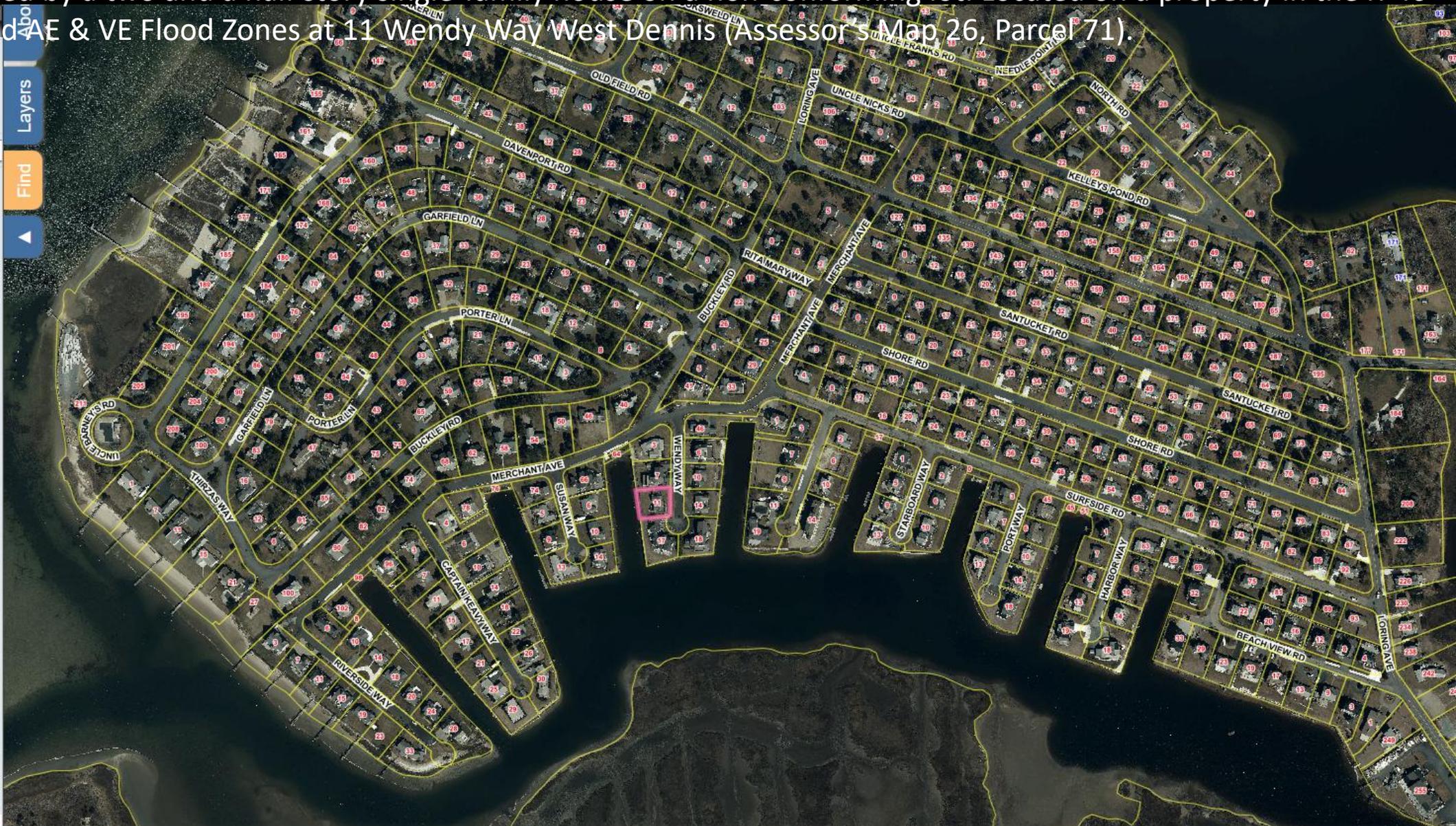
Results Summary

Parcels

Parcel ID	Address	Village	Owner
26-71-0	11 WENDY WAY	WD	LEGOULLON G

Detail Information [Zoom To](#)

CAMA ID	26-71-0
MapPar	26-71
Key	1313
Fiscal Year	2026
Extension	0
Address	11 WENDY WAY
Village	WD
Property Type	R
Owner	LEGOULLON GRANT P TRUS
Co-Owner	KAREN & GRANT LEGOLLO
Owner Address	15 COUNTY ROAD
Owner City	BEDFORD
Owner State	NH
Owner Zip	03110
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	07/23/24 00:00:00
Book	36480
Page	71
Certificate	
Last Sale Price	1.0000
Total Value	\$1,418,700.00
Land Value	\$1,045,800.00
Building Value	\$369,300.00
Detached Building Value	\$3,600.00
Acres	0.21
Prev Year Total Value	\$1,348,800.00

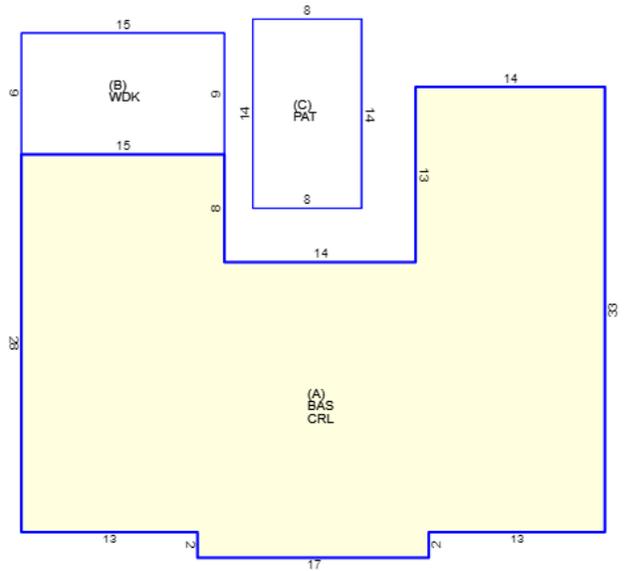


Key: 1313

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 1,712

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card									
LEGOULLON GRANT P ET UX		26-71-0		11 WENDY WAY WD		1010	100	SINGLE FAMILY			1		1 of 1									
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%						
LE GOULLON GRANT P TRUSTEE KAREN & GRANT LEGOULLON TRUST 15 COUNTY ROAD BEDFORD, NH 03110		LEGOULLON GRANT P TRUSTEE LEGOULLON GRANT P ET UX MONROE DENISE M TRUSTEE		07/23/2024 12/06/2021 10/07/2004	F QS F	1 36480-71 1,360,000 19114-247			07/11/2018 06/08/2017 05/16/2016 07/01/2015 03/04/2014	77 25 25 25 25	CYCLICAL REV RENTAL PERMI RENTAL PERMI RENTAL PERMI RENTAL PERMI		07/11/2018 06/08/2017 05/16/2016 07/01/2015 03/04/2014	CDM EMZ EMZ EMZ EMZ	0 0 0 0 0	0 0 0 0 0						
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE										
100	A	0.210	01	1.00	AE	1.00	1	1.00	1,808,800	2.75	1	1.00	W06	7.00			1,045,760					
TOTAL		9,148 SF		PLAN 770-A; WTB; ON FINGER; NICE BULKHEAD				Photo Date		12/11/2015		BLDG #		1								
Nbhd		FINGERS																				
FEMA		ACCEL_ZONE																				
Int1		AVERAGE																				
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD															
DC2	A	1.00	A 0.75	4X8		32	65.90	1,600														
SHF	G	1.18	G 0.90	8 X 10		80	27.14	2,000														
YrBlt		1960		NET AREA		1,196																
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																		
SINGLE FAMILY																						
BLDG		ADJ		DESC		LAND		1,045,800		1,005,700												
STYLE		1.86		RANCH [100%]		BUILD.		369,300		339,700												
QUALITY		1.00		AVERAGE [100%]		DETACH		3,600		3,400												
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0												
TOTAL		1,418,700		1,348,800																		
Bldg ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD				
1		1960	2001 / 22		1.000	1,840	7/11/2018	CDM	1/1/1982	JMC	7/11/2018	CDM	8.0	1.00	1,196	1.040	\$395.90	473,492	78	369,300		
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	473,492					
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRL	1,196		50.54	60,451	CONDITION ELEM		CD				
ROOMS		5	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	1,196	1960	304.88	364,640	EXTERIOR		G				
BEDROOMS		3	1.00	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	135		70.42	9,507	INTERIOR		G				
BATHROOMS		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	PAT	N	PAT	112		17.60	1,971	KITCHEN		G				
FIXTURES		5	\$7,500	FLOOR COVER	4	TILE	1.00		CRL	N	CRL	182		59.84	10,890	BATHS		G				
RES UNIT CNT		1	1.00	INT. FINISH	2	DRYWALL	1.00		FPL	O	FPL, FIREPLACE	1		13,785.60	13,786	HVAC/ELEC		A				
				HEATING/COOLING	7	FL./WALL FURN.	0.98		ODS	O	OUT DOOR SHOWER	1		4,747.60	4,748							
				FUEL SOURCE	2	GAS	1.00															
				SEASONAL			1.00															
				PRIVATE ROAD	2	YES	1.00															
				HISTORIC DST	1	NO	1.00															
				GENERATOR			1.00															
				USE			1.00															
EFF.YR/AGE		2001 / 22																				
COND		22 22 %																				
FUNC		0																				
ECON		0																				
DEPR		22 % GD		78																		
RCNLD		\$369,300																				



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

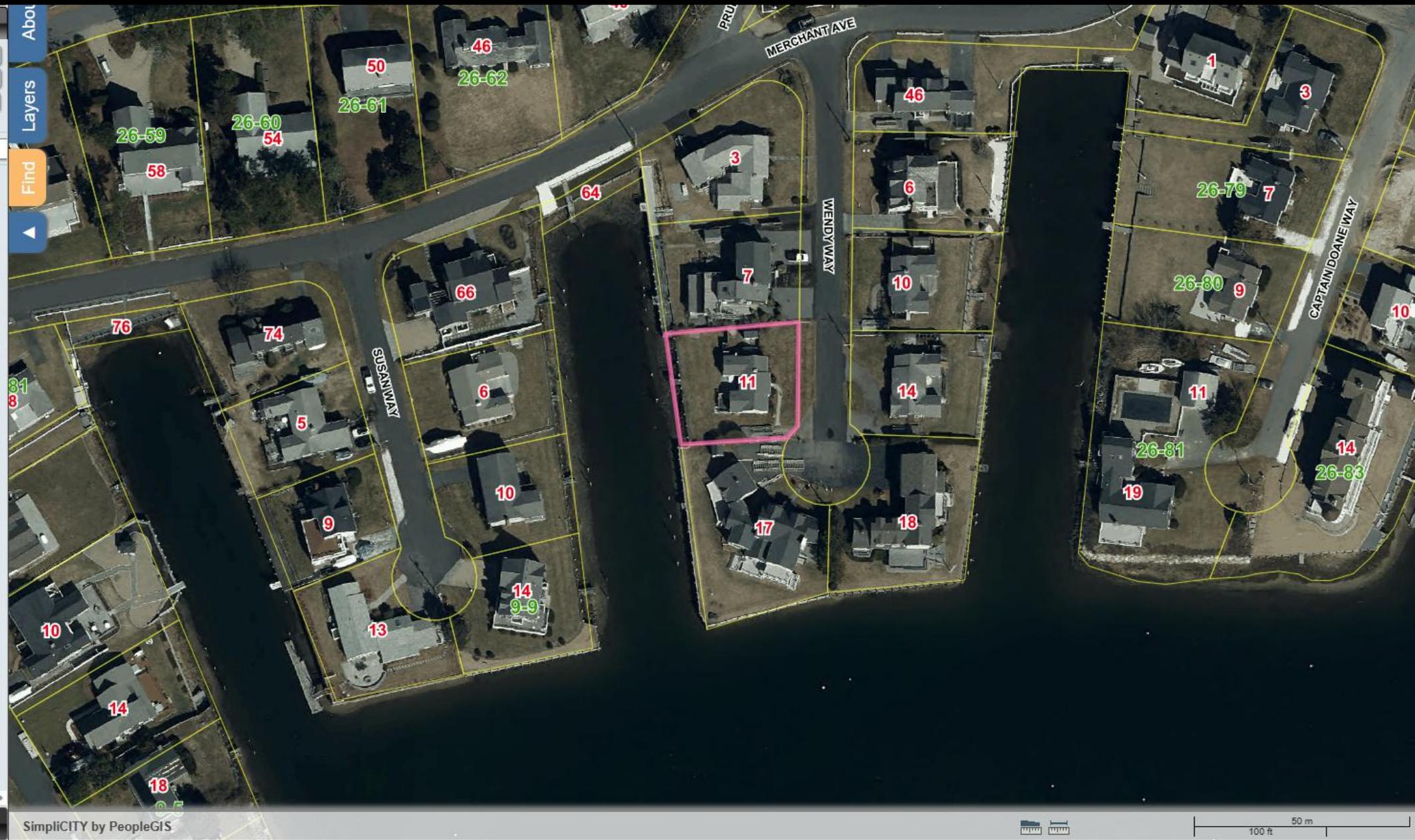
Parcels

Parcel ID	Address	Village	Owner
26-71-0	11 WENDY WAY	WD	LEGOULLON GRANT P TRUS

Detail Information Zoom To

Key	1313
Fiscal Year	2026
Extension	0
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Village	WD
Property Type	R
Owner	LEGOULLON GRANT P TRUS
Co-Owner	KAREN & GRANT LEGUOLLO
Owner Address	15 COUNTY ROAD
Owner City	BEDFORD
Owner State	NH
Owner Zip	03110
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
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Page	71
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Acres	0.21
Prev Year Total Value	\$1,348,800.00
Property Card	PK Field Card

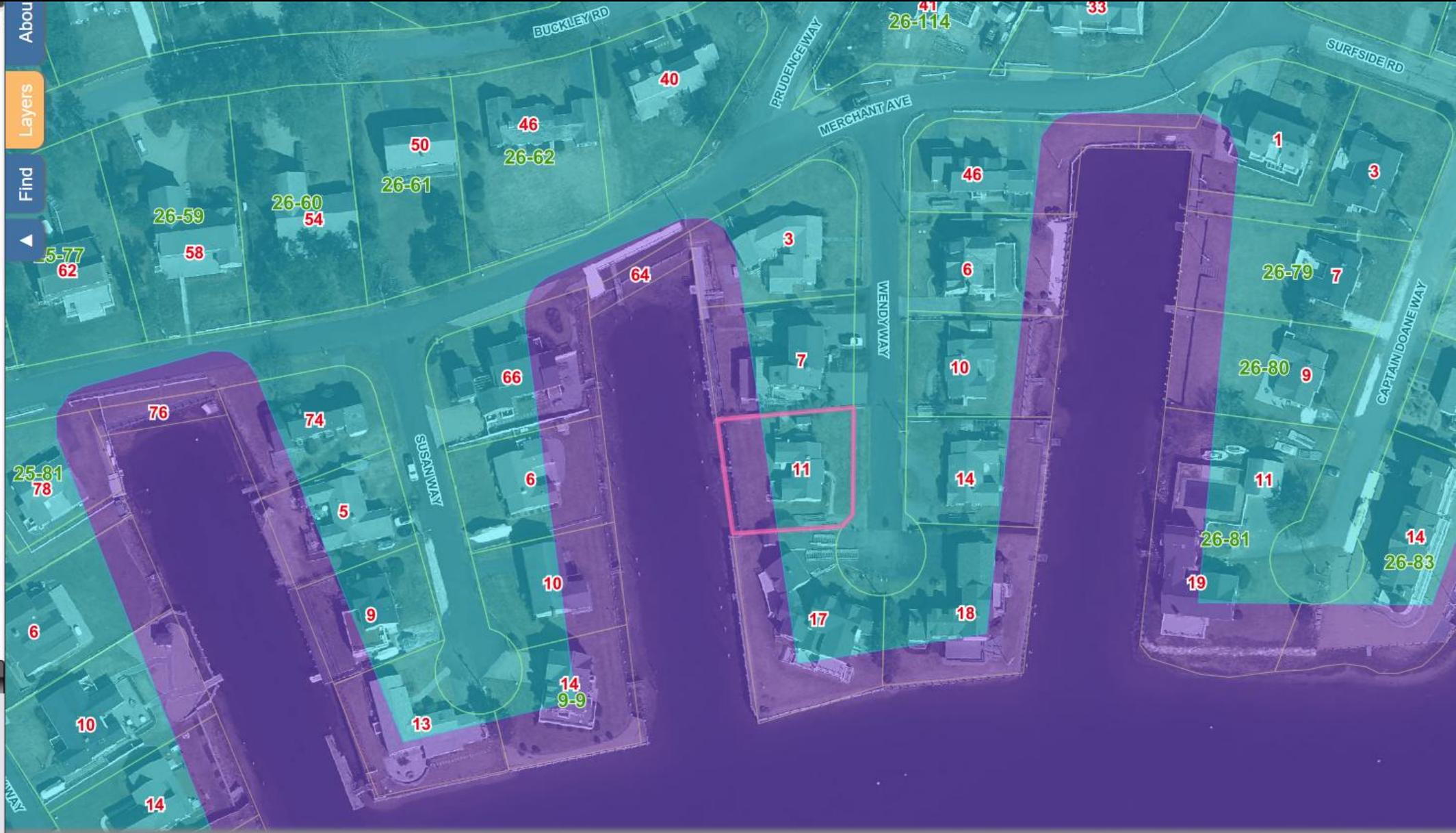
Find Abutters



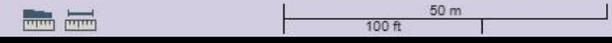
- Places of Interest
- Labels
- Assessors Maps
- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
 - Category 1
 - Category 2
 - Category 3
- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- 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



- Places of Interest
- Labels
- Assessors Maps
- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare
- ▼ 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



SimpliCITY by PeopleGIS













I hereby certify that the existing structures and physical features depicted on locus as shown hereon are located as they exist on the ground.

Date 4/5/2025

P.L.S.



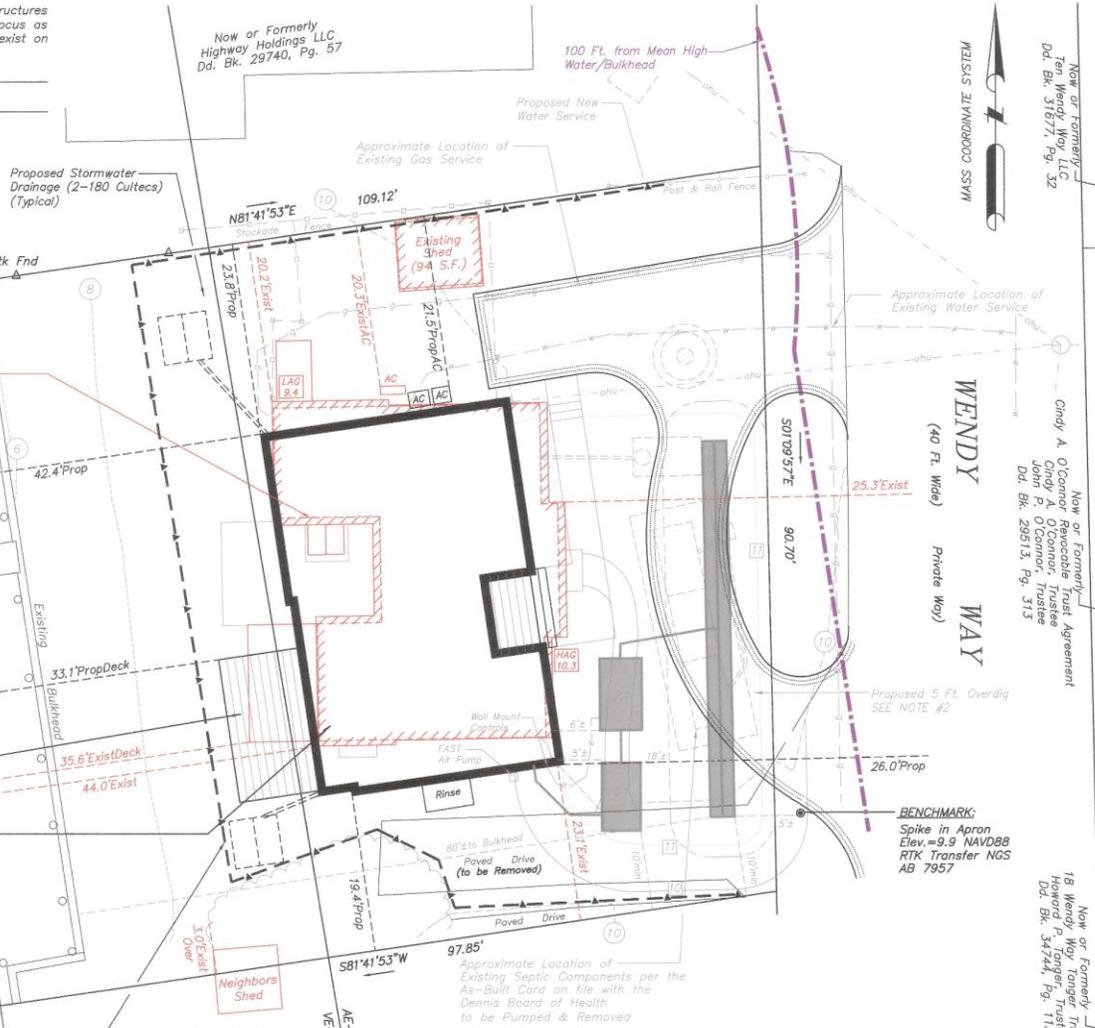
Existing 3 Bedroom Dwelling
Ridge EL=24.2
1st Fl. EL=11.6
T.O.F. EL=10.6
to be Razed

Proposed 3 Bedroom Dwelling
Ridge EL=44.0
1st Fl. EL=13.1
T.O.F. EL=11.9

Proposed Detached Deck

- LEGEND**
- Existing Contour
 - Proposed Contour
 - Existing Spot Grade
 - Proposed Spot Grade
 - Water Service
 - Overhead Utility Line(s)
 - Underground Utility Line(s)
 - Gas Line
 - Test Hole and/or Boring Location
 - Perculation Test Location
 - Concrete Bound (CB)
 - Septic Tank
 - Distribution Box
 - Soil Absorption System
 - Reserved for Future S.A.S.
 - Utility Pole
 - Catch Basin
 - Fire Hydrant
 - Tree or Hedge Line

[15,000]
Reference to 310 CMR Title 5



BUILDING HEIGHT REQUIREMENT	
Flood Elevation = 10.0	
10.0 + 35 Height = 45.0 Max. Allowed Ridge Elev.	
45.0 MAXIMUM ALLOWED RIDGE ELEVATION	
44.0 PROPOSED RIDGE ELEVATION	

Now or Formerly
The Riccardo Dallai Family Trust
Riccardo Dallai, Trustee
Dd. Bk. 29740, Pg. 57

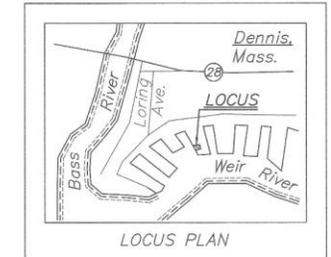


ZONING COMPLIANCE TABLE			
Subject	Zone R-40	EXISTING	PROPOSED
Lot Area	40,000 S.F.	9,313 S.F.	-
Frontage	50 Ft.	90.70 Ft.	-
Front Setback	25 Ft.	25.3 Ft.	26.0 Ft.
Side Setback	15 Ft.	20.2 Ft.	19.4 Ft.
Rear Setback	25 Ft.	35.6 Ft.	33.1 Ft.
Building Stories	2-1/2 max	1	2-1/2
Floor Area Ratio	30 %	13.6 %	29.3 %
Building Coverage or	15% max	13.6 %	14.9 %
		1,268 S.F.	1,390 S.F.

Now or Formerly
Ten Wendy Way, LLC
Dd. Bk. 31617, Pg. 32

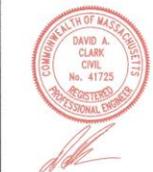
Now or Formerly
Cindy A. O'Connor, Revocable Trustee
Grant P. O'Connor, Trustee
Dd. Bk. 29513, Pg. 313

Now or Formerly
18 Wendy Way, Tanager Trust
Grant P. Tanager, Trustee
Dd. Bk. 34744, Pg. 113



Assessors' Map 26, Parcel 71

OWNER OF RECORD:
Karen & Grant LeGoullon Family Trust
Grant P. LeGoullon, Trustee
Karen H. LeGoullon, Trustee
Deed Book 36480, Page 71
Plan Book 140, Page 25, Lot 44E



**KAREN & GRANT
LEGOULLON FAMILY TR.**
CLIENT OF RICK ROY CONSTRUCTION

CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA 02633
Tel: (508) 945-5454; Fax: (508) 945-5458

OUTERMOST LAND SURVEY, INC.
1 Independence Way, Brewster, MA 02631
Tel: (508) 255-0477

ZBA SITE PLAN
11 Wendy Way, Dennis, MA

Rev. #	Description of Revision	Date
1	revised building height chart, added floor area ratio	06-05-25

Date: 04-16-2025
Scale: 1" = 10'

Drawing No.: 0009-163B
Sheet No.: 1

ANDERSEN 400 SERIES

OPENING SCHEDULE

PRODUCT CODE	SIZE	R.O. WIDTH	R.O. HEIGHT	COUNT
14X80 SIDE LIGHT	1'-2" x 6'-11"	1'-2"	6'-11"	2
A21	2'-0" x 2'-0"	2'-0"	2'-0"	3
A251	2'-4" x 2'-0"	2'-4"	2'-0"	1
A281	2'-7" x 2'-0"	2'-8"	2'-0"	7
AOVLD3048	2'-11" x 4'-7"	3'-0"	4'-8"	1
AR21	2'-0" x 1'-5"	2'-0"	1'-5"	1
AR41	4'-0" x 1'-5"	4'-0"	1'-5"	1
AR251	2'-4" x 1'-5"	2'-5"	1'-5"	2
DHP410310	4'-11" x 4'-0"	4'-11"	4'-0"	1
FWG12068-4 SAAS	11'-9"	11'-9"	6'-8"	1
FWG120611-4 SAAS	11'-9"	11'-9"	6'-11"	1
FWH2968AL	2'-8"	2'-9"	6'-8"	2
FWH31611AL	3'-0"	3'-1"	6'-11"	1
TW2036	2'-1" x 3'-8"	2'-2"	3'-8"	4
TW2042	2'-1" x 4'-4"	2'-2"	4'-4"	2
TW2442	2'-5" x 4'-4"	2'-6"	4'-4"	16
TW2446	2'-5" x 4'-8"	2'-6"	4'-8"	8
TW3042	3'-1" x 4'-4"	3'-2"	4'-4"	1

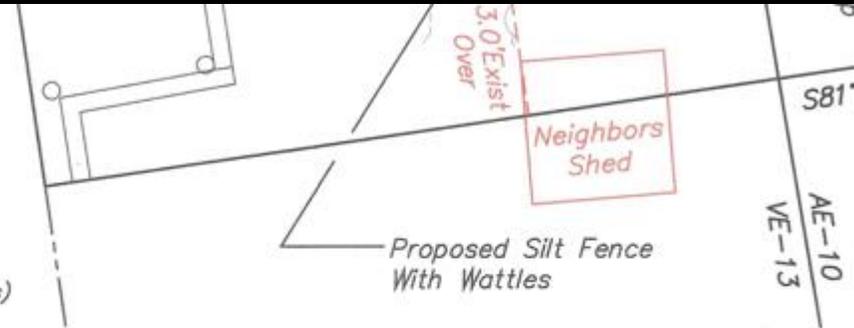
- 2X6 WALL.
- FINISHED INT/EXT.
- 4/1 GRILL.
- FULL SCREEN.

ZONING COMPLIANCE TABLE

Subject	Zone R-40	EXISTING	PROPOSED
Lot Area	40,000 S.F.	9,313 S.F.	-
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Side Setback	15 Ft.	20.2 Ft.	19.4 Ft.
Rear Setback	25 Ft.	35.6 Ft.	33.1 Ft.
Building Stories	2-1/2 max	1	2-1/2
Floor Area Ratio	30 %		29.3 %
Building Coverage	15% max	13.6 %	14.9 %
or		1,268 S.F.	1,390 S.F.

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- TH Test Hole and/or Boring Location
- Percolation Test Location
- Concrete Bound (CB)
- S.T. Septic Tank
- D.B. Distribution Box
- S.A.S. Soil Absorption System
- R.A. Reserved for Future S.A.S.
- Utility Pole
- Catch Basin
- Fire Hydrant
- Tree or Hedge Line
- [15.000] Reference to 310 CMR Title 5



BUILDING HEIGHT REQUIREMENT

Flood Elevation = 10.0
10.0 + 35 Height = 45.0 Max. Allowed Ridge Elev.
45.0 MAXIMUM ALLOWED RIDGE ELEVATION
44.0 PROPOSED RIDGE ELEVATION



EXISTING FRONT ELEVATION



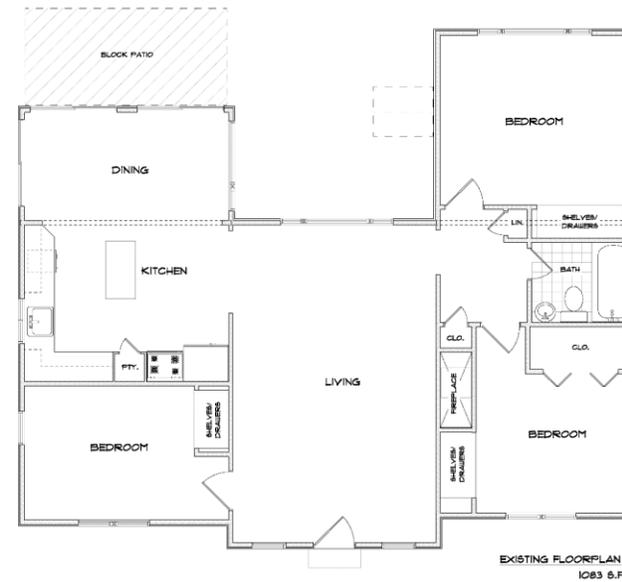
EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION



EXISTING FLOORPLAN
1083 S.F.

EXISTING CONDITIONS

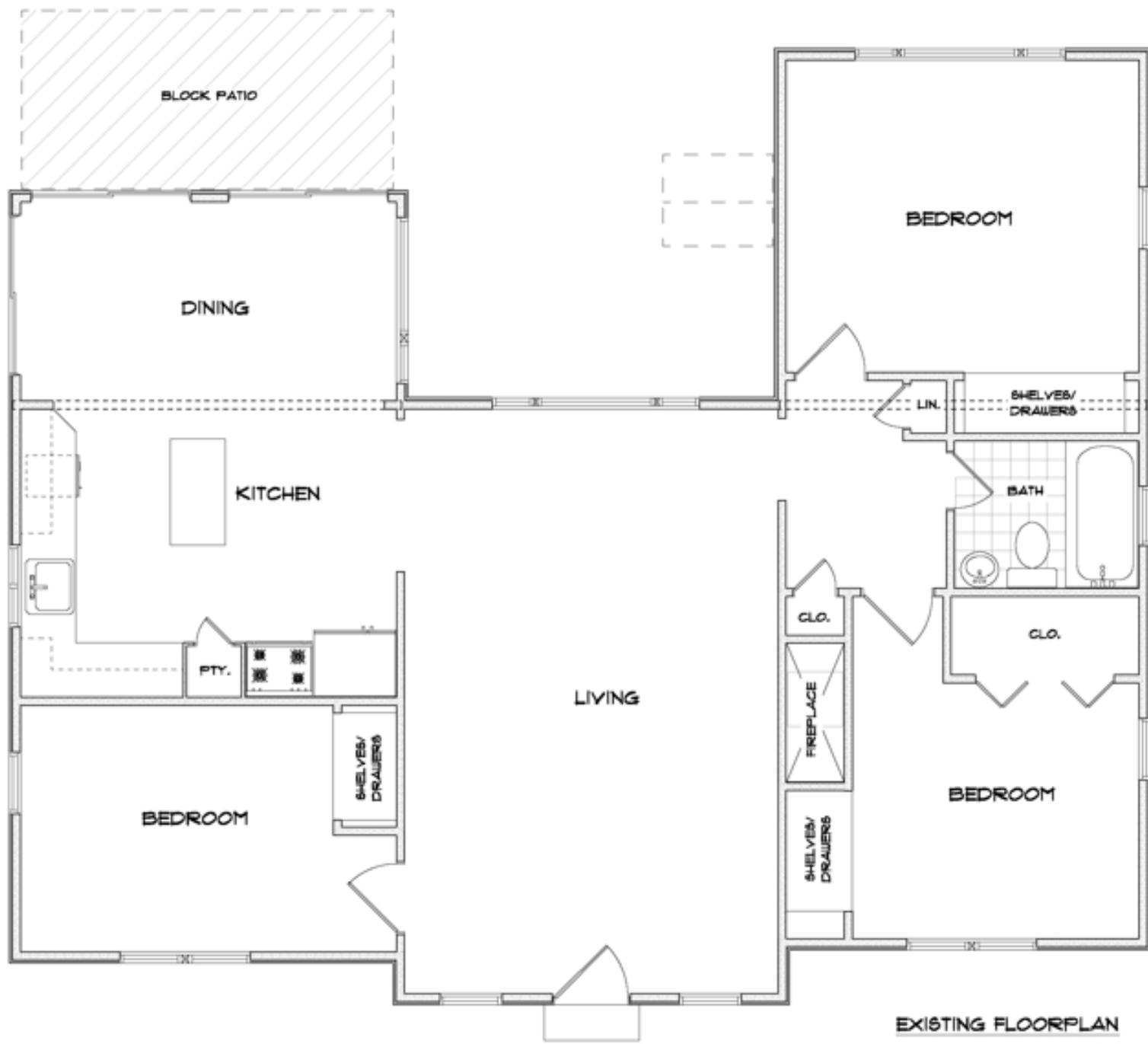
Rick Roy Construction LLC
123A Queen Anne Road
Harwich, MA 02631
508-432-6840
508-432-4814 FAX
rroycon@comcast.net

1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

LEGOULLON
11 WENDY WAY
DENNIS MA

Tuesday, June 17, 2025

EC1



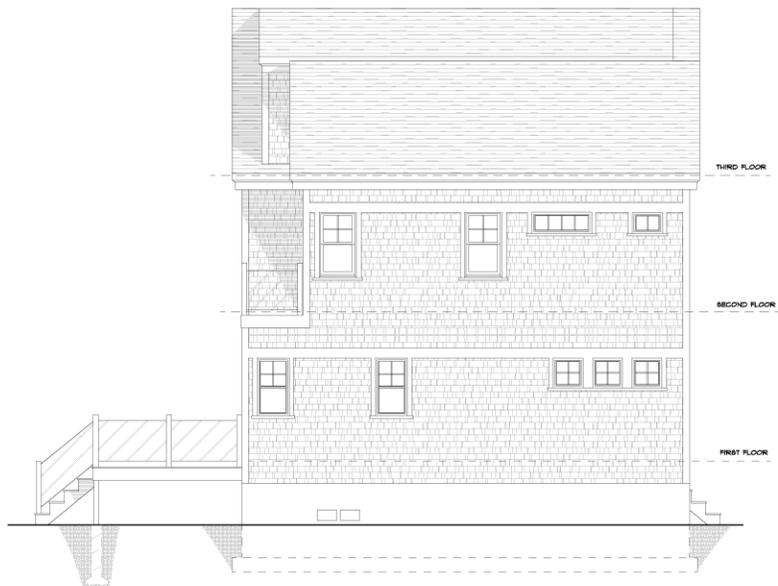
EXISTING FLOORPLAN
1083 S.F.



FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

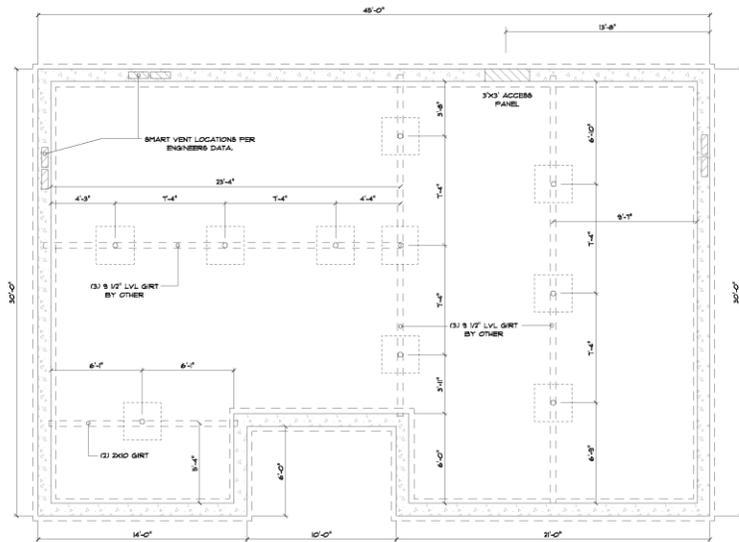
Rick Roy Construction LLC
123A Queen Anne Road
Harwich, MA 02631
508-432-6840
508-432-4814 FAX
rroycon@comcast.net

1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

**LEGOULLON
11 WENDY WAY
DENNIS MA**

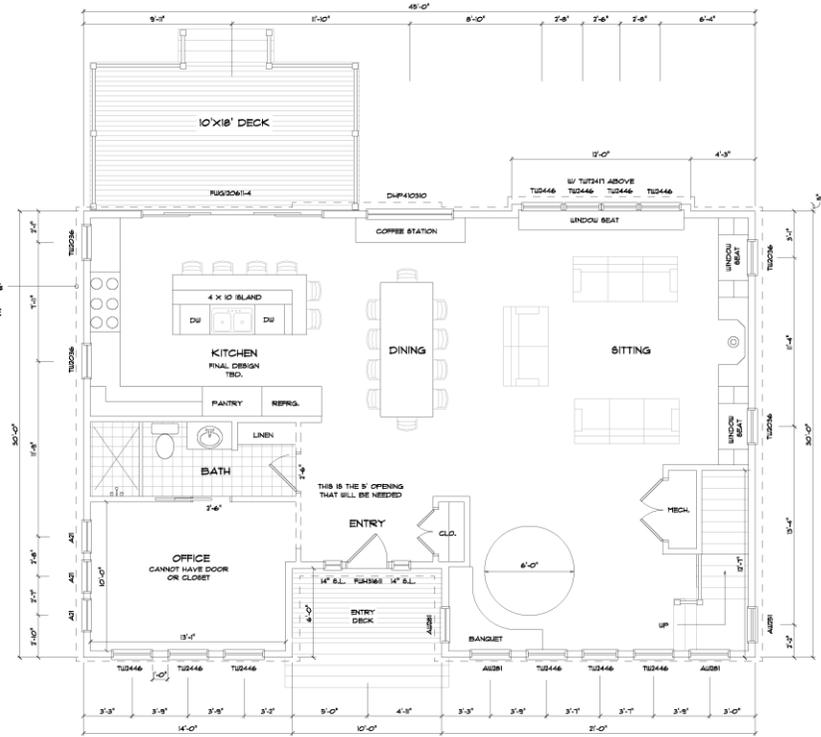
Thursday, April 11, 2025

A1



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BASED UPON TRIM OVERHANG
THE OUTER LINE REPRESENTS
1387 S.F. BUILDING COVERAGE
W/SPECIFIC TRIM DETAILS



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0" 1216 S.F.

10'X 5'0" FOURED CONCRETE FOUNDATION
TO ACHIEVE 3000 PSI IN 28 DAYS
SET UPON A 12" X 20" KEYED FOOTING
W/2) 5/8" REBAR THROUGHOUT.
SMART VENTS SUPPLIED BY CONTRACTOR
PER ENGINEER DATA

WATERPROOFING BY CONTRACTOR
IF APPLICABLE

2" FOURED CONCRETE FLOOR
THROUGHOUT

30"X30"X10" CONCRETE FOOTING
W/3 1/2" CONC. FILLED STEEL LALLY.

BEAM POCKETS

1/2"X8" 1" BOLTS @ 32" OC, 1" FROM ENDS W/
3"X3"X1/4" FL. WASHERS TYP.

Rick Roy Construction LLC
123A Queen Anne Road
Harwich, MA 02631
508-432-6840
508-432-4814 FAX
rroycon@comcast.net

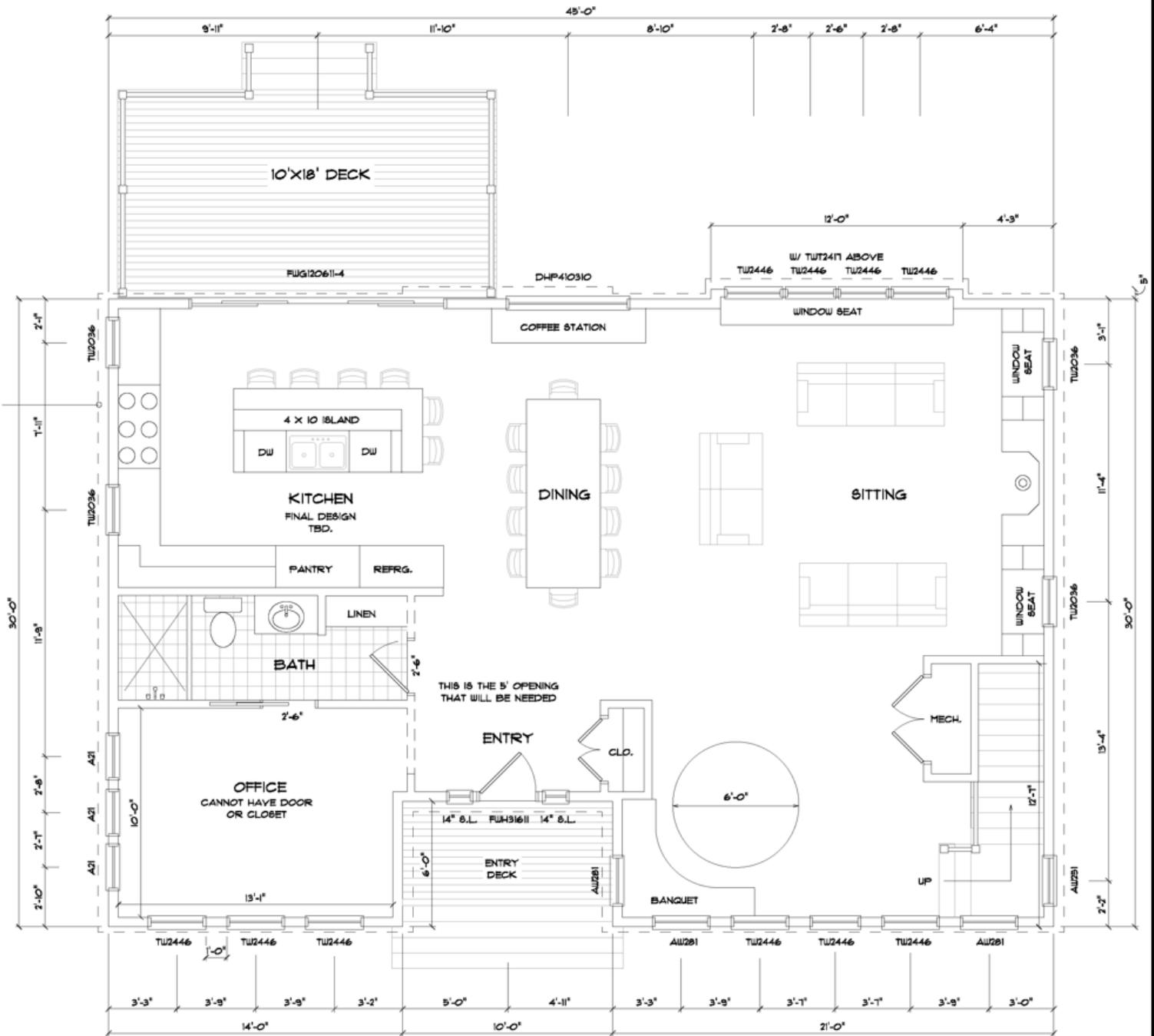
1/4" = 1'-0"
(UNLESS OTHERWISE NOTED)

LEGOULLON
11 WENDY WAY
DENNIS MA

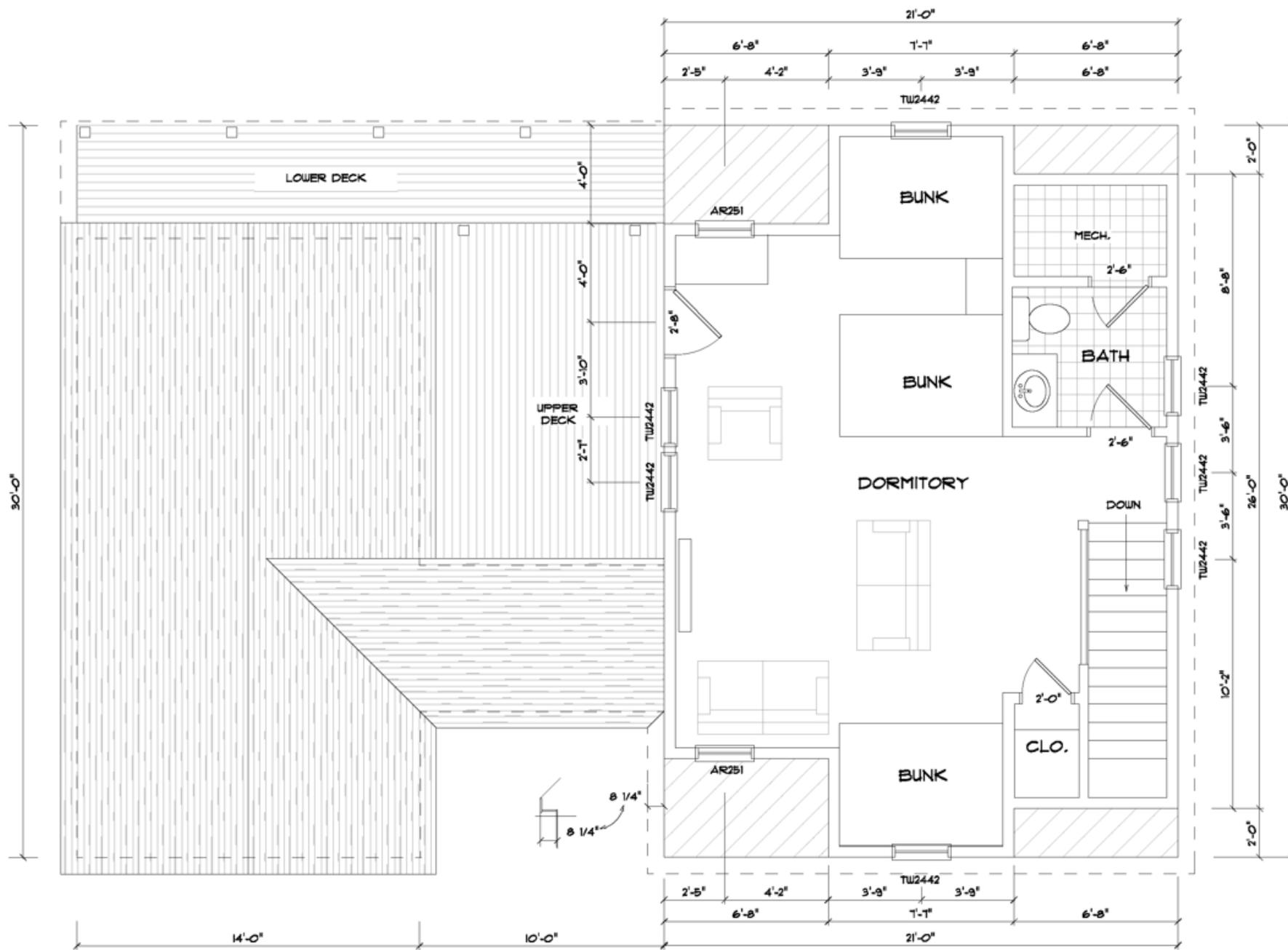
Wednesday, June 4, 2025

A2

BASED UPON TRIM OVERHANG
 THE OUTER LINE REPRESENTS
 1387 S.F. BUILDING COVERAGE
 W/SPECIFIC TRIM DETAILS



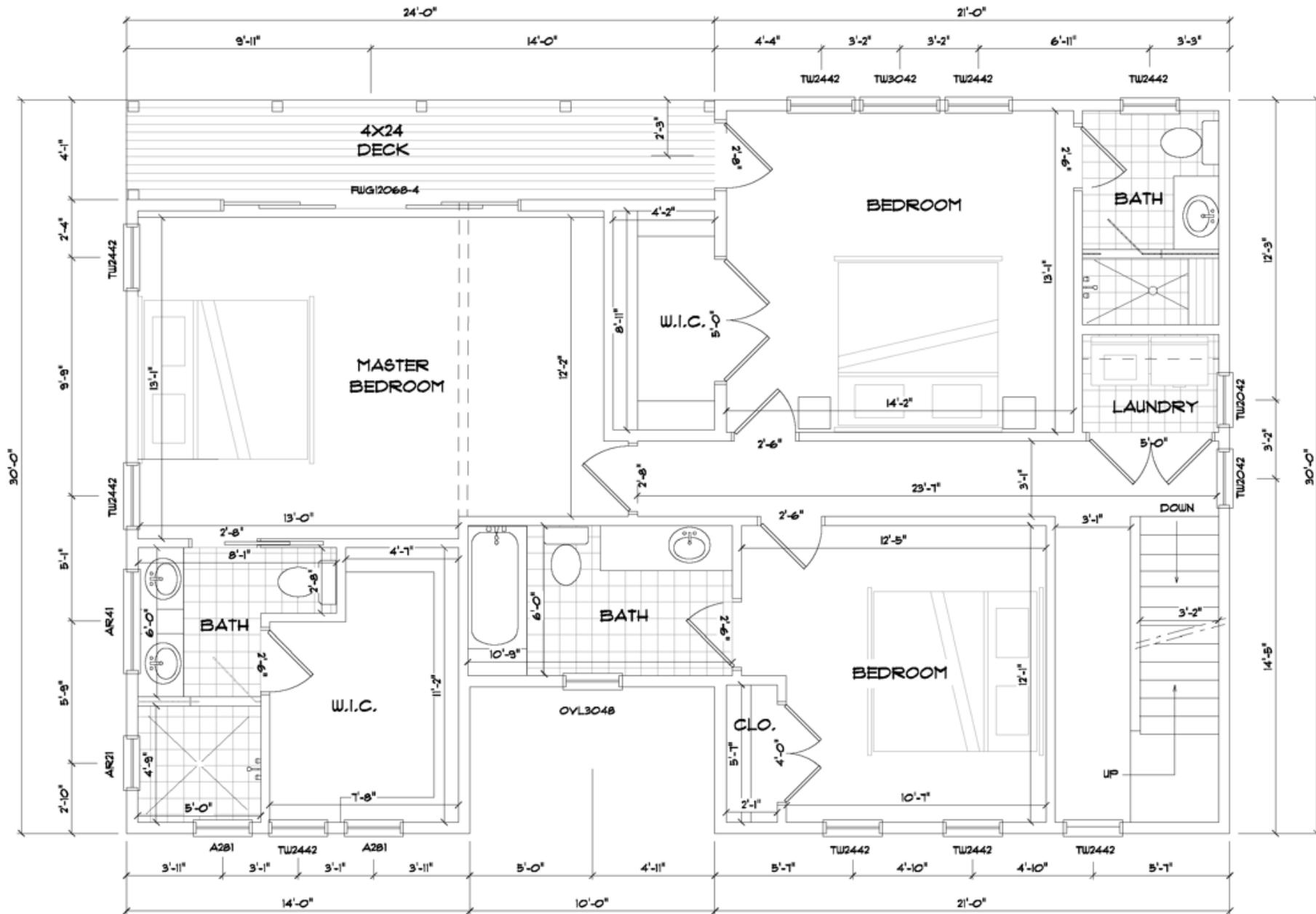
PROPOSED 1ST FLOOR PLAN



3RD FLOOR PLAN

SCALE: 1/4" = 1'-0"

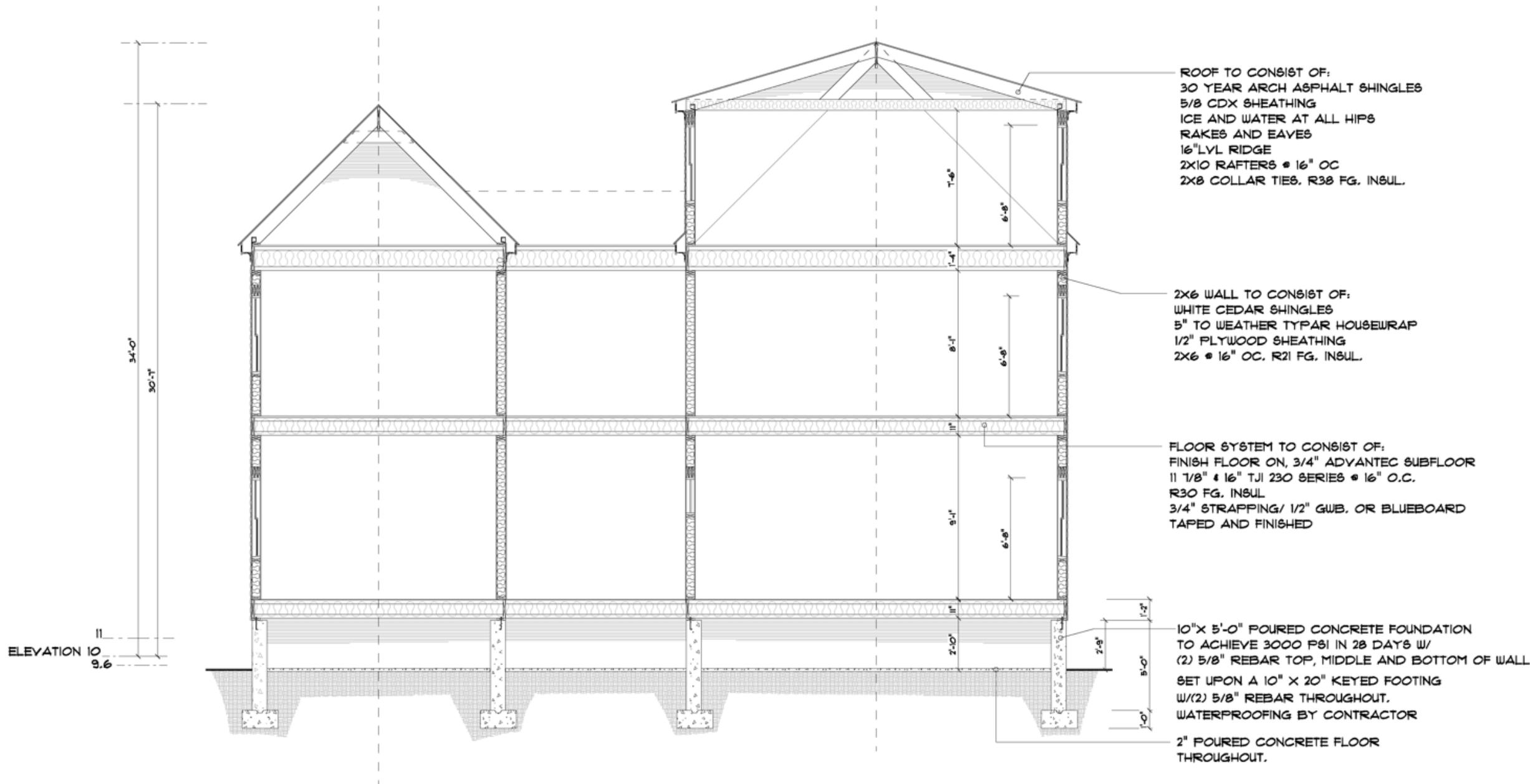
438 S.F.



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

1079 S.F.



SECTION THROUGH

SCALE: 1/4" = 1'-0"



I hereby certify that the existing structures and physical features depicted on locus as shown hereon are located as they exist on the ground.

Date 4/5/2025

P.L.S.



Existing 3 Bedroom Dwelling
Ridge EL=24.2
1st Fl. EL=11.6
T.O.F. EL=10.6
to be Razed

Proposed 3 Bedroom Dwelling
Ridge EL=44.0
1st Fl. EL=13.1
T.O.F. EL=11.9

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Test Hole and/or Boring Location
- Perculation Test Location
- Concrete Bound (CB)
- Septic Tank
- Distribution Box
- Soil Absorption System
- Reserved for Future S.A.S.
- Utility Pole
- Catch Basin
- Fire Hydrant
- Tree or Hedge Line

[15,000]
Reference to 310 CMR Title 5



Now or Formerly
Highway Holdings LLC
Dd. Bk. 29740, Pg. 57

100 Ft. from Mean High
Water/Bulkhead



Now or Formerly
Ten Wendy Way, LLC
Dd. Bk. 31677, Pg. 32

Now or Formerly
Cindy A. O'Connor, Revocable Trustee
Grant P. O'Connor, Trustee
Dd. Bk. 29513, Pg. 313

Now or Formerly
18 Wendy Way, Tanager Trust
Grant P. Tanager, Trustee
Dd. Bk. 31744, Pg. 113

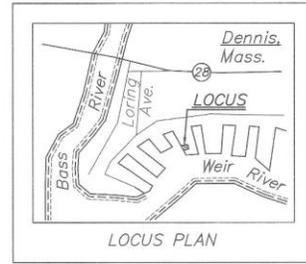
Now or Formerly
The Riccardo Dallai Family Trust
Riccardo Dallai, Trustee
Dd. Bk. 29740, Pg. 57



BUILDING HEIGHT REQUIREMENT	
Flood Elevation = 10.0	
10.0 + 35 Height = 45.0 Max. Allowed Ridge Elev.	
45.0 MAXIMUM ALLOWED RIDGE ELEVATION	
44.0 PROPOSED RIDGE ELEVATION	



ZONING COMPLIANCE TABLE			
Subject	Zone R-40	EXISTING	PROPOSED
Lot Area	40,000 S.F.	9,313 S.F.	-
Frontage	50 Ft.	90.70 Ft.	-
Front Setback	25 Ft.	25.3 Ft.	26.0 Ft.
Side Setback	15 Ft.	20.2 Ft.	19.4 Ft.
Rear Setback	25 Ft.	35.6 Ft.	33.1 Ft.
Building Stories	2-1/2 max	1	2-1/2
Floor Area Ratio	30 %	13.6 %	29.3 %
Building Coverage or	15% max	13.6 %	14.9 %
		1,268 S.F.	1,390 S.F.



Assessors' Map 26, Parcel 71

OWNER OF RECORD:
Karen & Grant LeGoullon Family Trust
Grant P. LeGoullon, Trustee
Karen H. LeGoullon, Trustee
Deed Book 36480, Page 71
Plan Book 140, Page 25, Lot 44E



**KAREN & GRANT
LEGOULLON FAMILY TR.**
CLIENT OF RICK ROY CONSTRUCTION

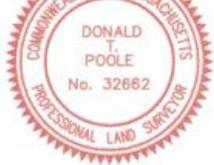
CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA 02633
Tel: (508) 945-5454; Fax: (508) 945-5458

OUTERMOST LAND SURVEY, INC.
1 Independence Way, Brewster, MA 02631
Tel: (508) 255-0477

ZBA SITE PLAN
11 Wendy Way, Dennis, MA

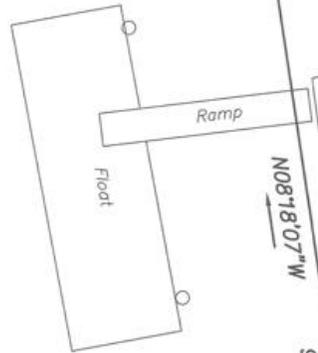
Rev. #	Description of Revision	Date
1	revised building height chart, added floor area ratio	06-05-25

Date: 04-16-2025
Scale: 1" = 10'
Drawing No.: 0009-163B
Sheet No.: 1



Proposed Stormwater
Drainage (2-180 Cultecs)
(Typical)

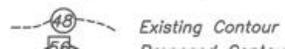
Existing
3 Bedroom
Dwelling
Ridge El.=24.2
1st Fl. El.=11.6
T.O.F. El.=10.6
to be Razed



Proposed
Detached Deck

Proposed
3 Bedroom
Dwelling
Ridge El.=44.0
1st Fl. El.=13.1
T.O.F. El.=11.9

LEGEND

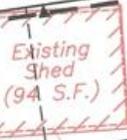


Existing Contour
Proposed Contour

Stk Fnd

N81°41'53"E
Stockade Fence

109.12'



21.5' Prop AC

20.3' Exist AC

20.2' Exist

23.8' Prop

8

42.4' Prop

6

N08°18'07"W

90.00'

Existing Bulkhead

33.1' Prop Deck

35.6' Exist Deck

44.0' Exist

HAG 10.3

FAST Air Pump
Rinse

80'± to Bulkhead
Paved Drive
(to be Removed)

19.4' Prop

S81°41'53"W

97.85'

Approximate Location of
Existing Septic Components per the

Post & Rail Fence

Approximate Location of
Existing Water Service

WENDY WAY
(40 Ft. Wide) Private Way

S01°09'57"E

90.70'

25.3' Exist

10

Proposed 5 Ft. Overdig
SEE NOTE #2

26.0' Prop

BENCHMARK:
Spike in Apron
Elev.=9.9 NAVD88
RTK Transfer NGS
AB 7957

Now or Formerly
Cindy A. O'Connor Revocable Trust Agreement
Cindy A. O'Connor, Trustee
John P. O'Connor, Trustee
Dd. Bk. 29513, Pg. 313

Now or Formerly
18 Wendy Way Tor
Howard P. Tanager
Dd. Bk. 34744,

Y
LLC
32

SSW

SSW

SSW

SSW

SSW

SSW

SSW

15 ALBION WAY, SD (ZBAS-25-31): Thomas F. Ahrensfield, 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 (see the Town of South Dennis's Map 127, Parcel 2).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
127-2-0	15 ALBION W	SD	AHRENSFELD
127-3-0	15 ALBION W	SD	AHRENSFELD

Detail Information [Zoom To](#)

Owner State	MA
Owner Zip	02645
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	10/03/24 00:00:00
Book	36601
Page	38
Certificate	212388
Last Sale Price	1870000.0000
Total Value	\$1,383,300.00
Land Value	\$777,800.00
Building Value	\$605,500.00
Detached Building Value	\$0.00
Acres	0.85
Prev Year Total Value	\$1,331,200.00
Property Card	PK Field Card



- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
 - Tier Classified Oil and/or Hazardous Material - 21E Sites
 - DWD Zone II - Sept. 29 2005 - June 10 2022
 - Zone II Area - Old
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Species Dennis
- Land Use (Last Update 2013)
- Private Access Ways
- Parcels
- Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery
Hillshade Donut
- ▼ 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

Parcels

Parcel ID	Address	Village	Owner
127-2-0	15 ALBION W/	SD	AHRENSFELD
127-3-0	15 ALBION W/	SD	AHRENSFELD

Detail Information [Zoom To](#)

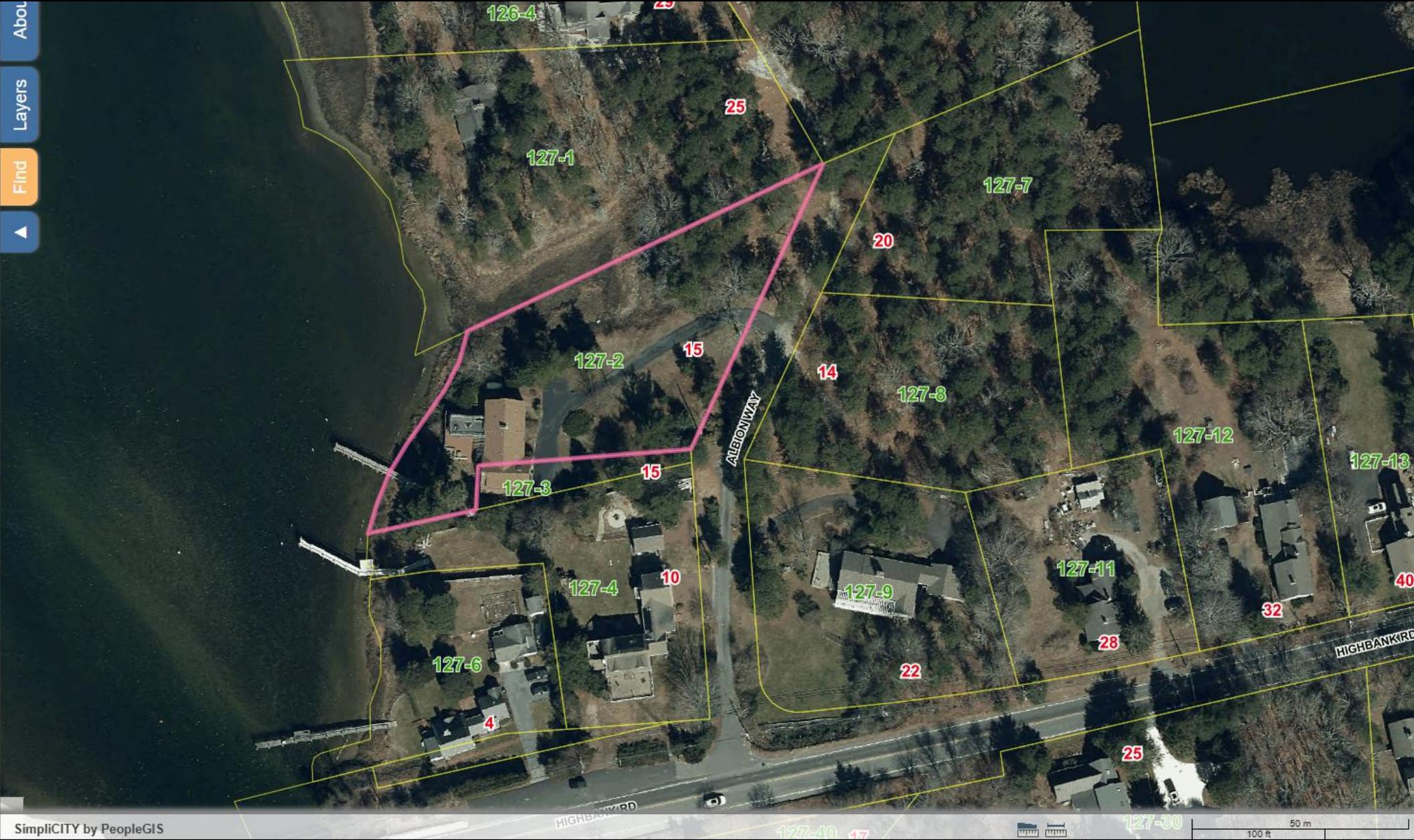
CAMA ID	127-2-0
MapPar	127-2
Key	7769
Fiscal Year	2026
Extension	0
Address	15 ALBION WAY
Village	SD
Property Type	R
Owner	AHRENSFELD THOMAS F
Co-Owner	
Owner Address	236 SOUTH STREET
Owner City	HARWICH
Owner State	MA
Owner Zip	02645
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	10/03/24 00:00:00

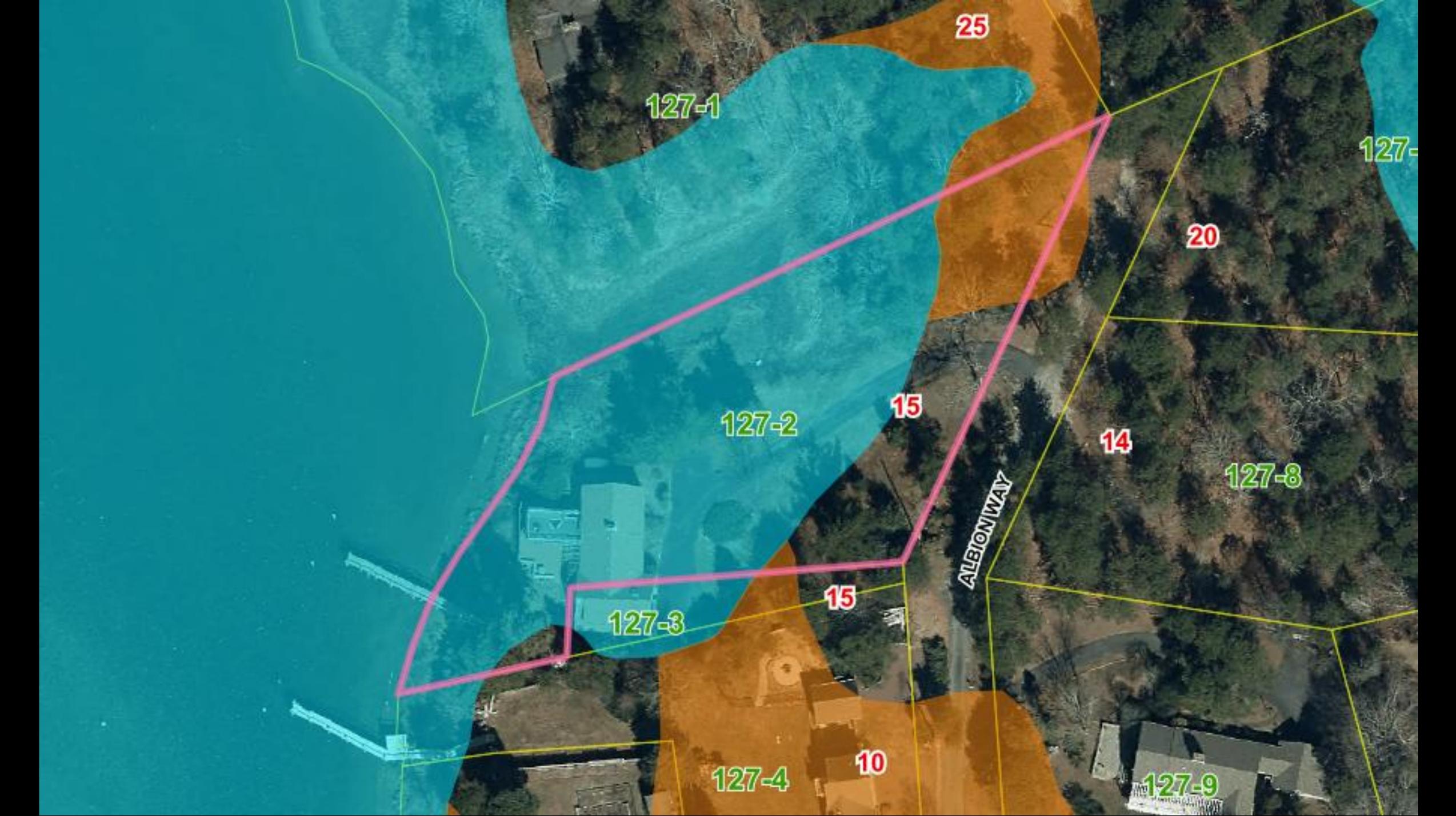
Find Abutters

About

Layers

Find





127-1

25

127-

20

127-2

15

14

127-8

127-3

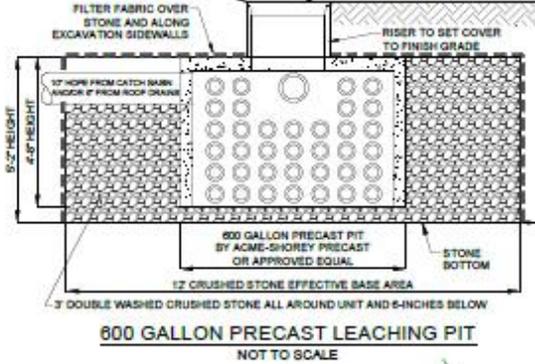
15

ALBIONWAY

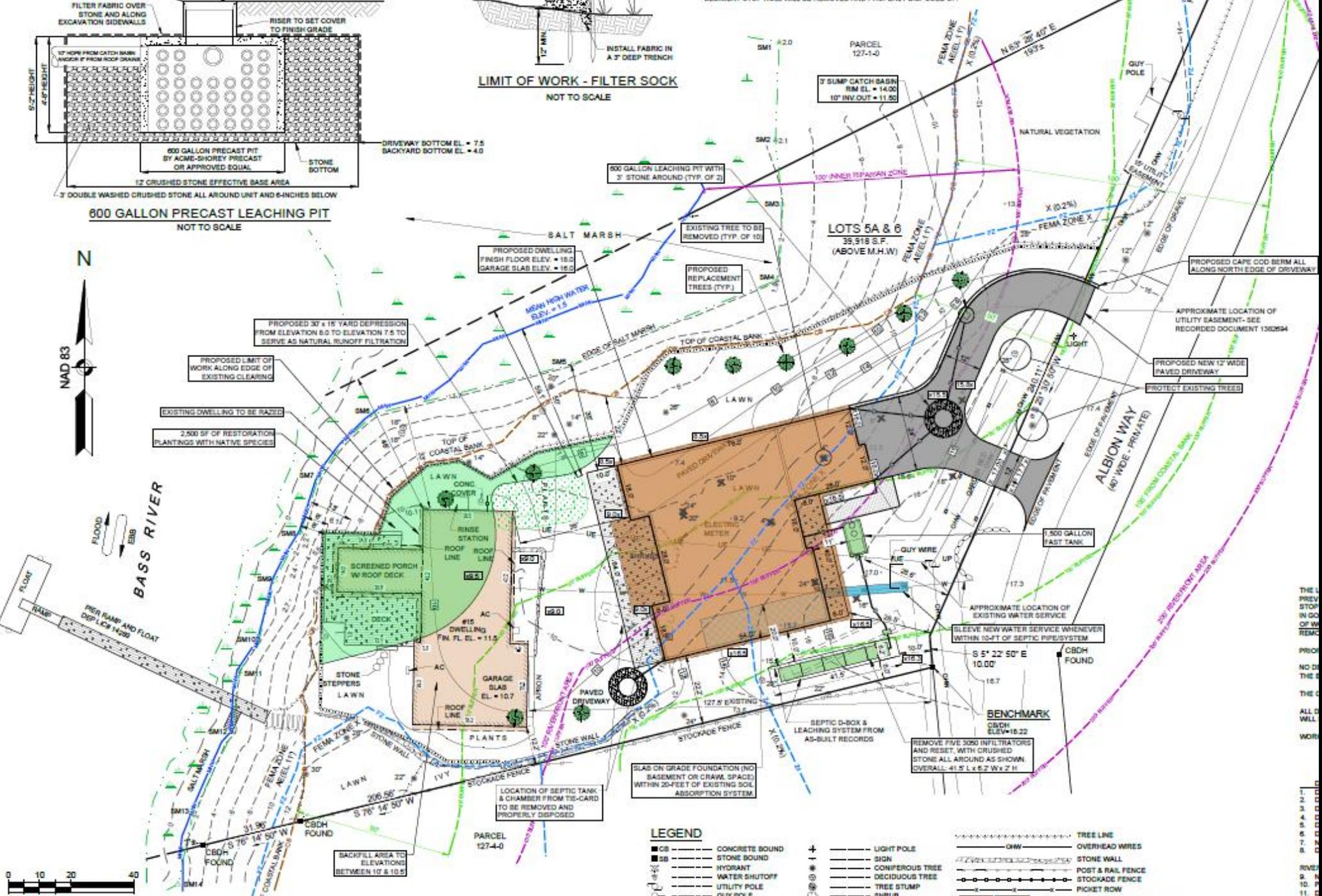
127-4

10

127-9



LIMIT OF WORK - FILTER SOCK
NOT TO SCALE



LEGEND

- | | | | | | |
|------|----------------|---|-----------------|-----|--|
| ■ CB | CONCRETE SOUND | + | LIGHT POLE | --- | TREE LINE |
| ■ SB | STONE SOUND | + | SIGN | --- | OVERHEAD WIRES |
| --- | HYDRANT | + | COMPEROUS TREE | --- | STONE WALL |
| --- | WATER SHUTOFF | + | DECIDUOUS TREE | --- | POST & RAIL FENCE |
| --- | UTILITY POLE | + | TREE STUMP | --- | STOCKADE FENCE |
| --- | GUY POLE | + | SHRUB | --- | PICKET ROW |
| --- | GUY WIRE | + | COMPEROUS SHRUB | --- | AREA OF STRUCTURE INCLUDED IN LOT COVERAGE |



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ZONING COMPLIANCE TABLE:

ZONING DISTRICT: RESIDENTIAL - 40

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT FRONTAGE (L.F.)	50	250.11	250.11
FRONT YARD SETBACK (FT.)	25	127.5	26.5
SIDE YARD SETBACK (FT.)	15	12.2 & 46	22.2 & 59.1
REAR YARD SETBACK - TO MHW (FT.)	25	8	50
MINIMUM LOT AREA (S.F.)	40,000	39,918	39,918
LOT WIDTH (FT.)	100	130	130
ROOF-LINE FOOTPRINT SIZE (S.F.)		2,760	4,670
TOTAL SITE COVERAGE (% OF LOT)	15%	6.9%	12%
MAXIMUM NUMBER OF STORIES - (3)	2 1/2	1 1/2	2

PROJECT STATISTICS

DESCRIPTION	EXISTING	PROPOSED	NET CHANGE
1. DISTANCE FROM SALT MARSH TO STRUCTURE:	8 FEET	30 FEET	+22 FEET
2. DISTANCE FROM MEAN HIGH WATER (RIVER'S EDGE) TO STRUCTURE:	8 FEET	46 FEET	+38 FEET
3. DISTANCE FROM COASTAL BANK TO STRUCTURE:	0 FEET	18 FEET	+18 FEET
4. DEVELOPMENT WITHIN COASTAL BANK & WITHIN 50' BUFFER ZONE:	5,655 S.F.	3,924 S.F.	- 1,731 S.F.
5. DEVELOPMENT WITHIN 50' - 100' BUFFER ZONE:	2,055 S.F.	3,186 S.F.	+ 1,131 S.F.
6. DEVELOPMENT WITHIN FEMA FLOOD ZONE:	7,000 S.F.	3,355 S.F.	- 3,645 S.F.
7. NATURALLY VEGETATED AREAS:	15,242 S.F.	17,492 S.F.	+ 2,500 S.F.
8. DEVELOPMENT WITHIN COASTAL BANK:	145 S.F./30- FEET	0 S.F.	- 145 S.F.
RIVERFRONT AREA (RFA) NOTES:			
9. NON WETLAND RESOURCE AREA OF PROPERTY WITHIN RIVERFRONT AREA:	39,918 S.F.		
10. POSSIBLE RIVERFRONT ALTERATION, GREATER 10% OR 5,000 S.F. [310 CMR 10.58 (4)(d)]:	5,000 S.F.		
11. DEGRADED AREAS WITHIN ENTIRE RIVERFRONT AREA	7,710 S.F.	7,110 S.F.	- 600 S.F.
12. DEVELOPMENT (DEGRADED) WITHIN THE INNER 100' RIPARIAN RFA ZONE:	6,734 S.F.	4,743 S.F.	- 1,991 S.F.
13. DEVELOPMENT WITHIN THE OUTER 100' - 200' RFA ZONE:	976 S.F.	2,367 S.F.	+ 1,391 S.F.







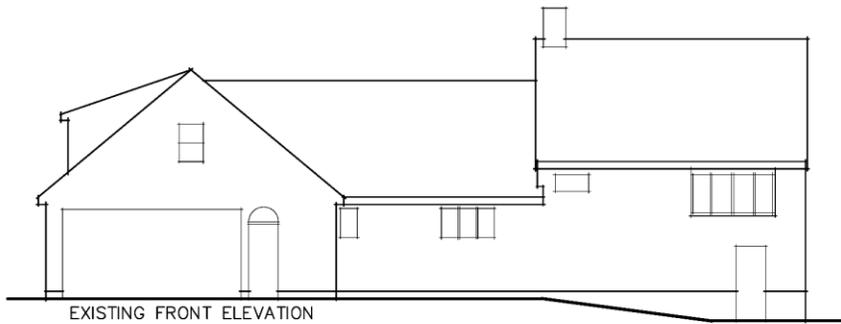




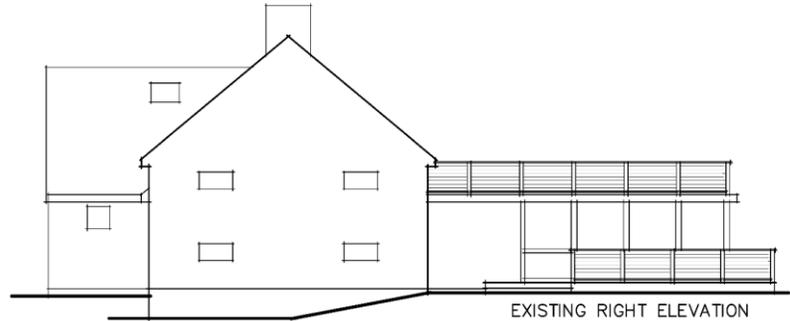




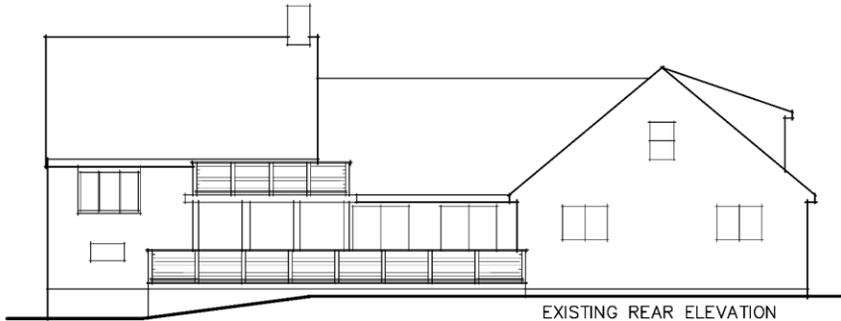




EXISTING FRONT ELEVATION



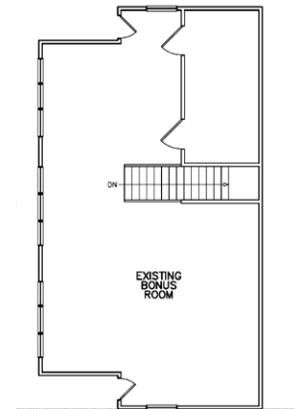
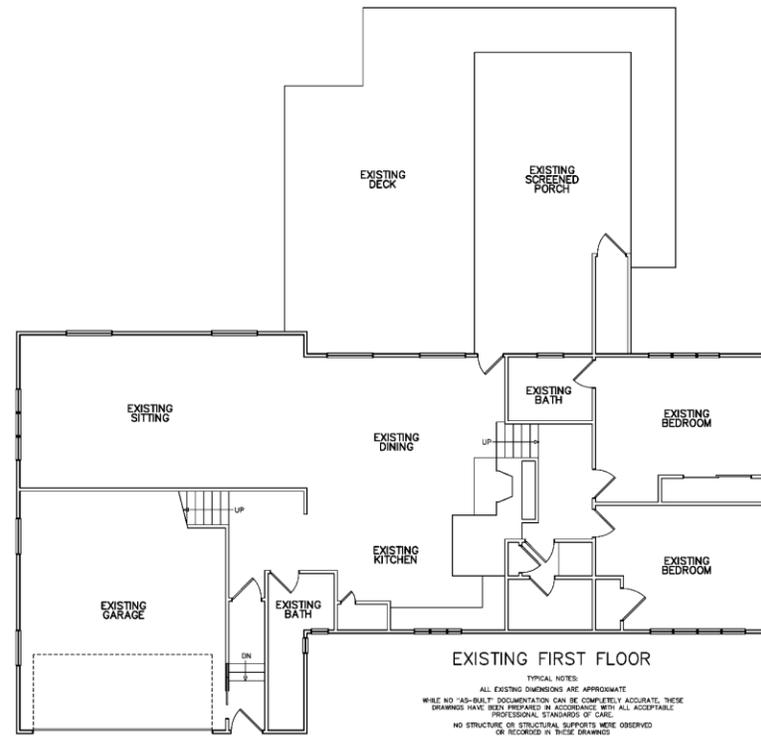
EXISTING RIGHT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



architects interior designers builders

299 WHITE PATH
 SOUTH YARMOUTH,
 MASSACHUSETTS, 02664

tel (508) 342 - 5883
 (508) 740 - 2800
 fax (508) 740 - 5800
 WWW.ERTARCHITECTS.COM

EXISTING CONDITIONS AT:

15 ALBION WAY

SOUTH DENNIS, MA

PREPARED FOR:

PROJECT # 180525

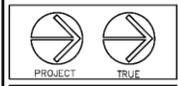
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REGISTRATION

REVISIONS DATE:	REVISIONS:

ISSUED FOR:
 DATE:



SCALE: 3/16"=1'-0"
 UNLESS OTHERWISE NOTED.

SHEET NO.
EX.1

TOTAL NUMBER OF SHEETS IN SET:
X

THIS SHEET INVALID UNLESS ACCOMPANIED BY A COMPLETE SET OF WORKING DRAWINGS.

NEW RESIDENCE AT:

15 ALBION WAY

SOUTH DENNIS, MA

PREPARED FOR:

TOM & BECCA AHRENSFELD

PROJECT # 471024

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REGISTRATION

REVISIONS

DATE:	REVISIONS:

ISSUED FOR:

DATE:

PROJECT TRUE

SCALE: 1/4"=1'-0"

0 1 2 4 8

UNLESS OTHERWISE NOTED.

SHEET NO.

A.2

TOTAL NUMBER OF SHEETS IN SET:

X

THIS SHEET INVALID UNLESS ACCOMPANIED BY A COMPLETE SET OF WORKING DRAWINGS.



FRONT/EAST ELEVATION

WINDOW SCHEDULE

MARK	MANUFACTURER	SERIES	TYP	SIZE	ROUGH OPENING
①	PELLA	RESERVE TRADITIONAL	DH	3365	2'-9 3/4" X 5'-5 3/4"
②	PELLA	RESERVE TRADITIONAL	DH	2853	2'-5 3/4" X 4'-5 3/4"
③	PELLA	RESERVE TRADITIONAL	AWNING	2323	1'-11 3/4" X 1'-11 3/4"
④	PELLA	RESERVE TRADITIONAL	AWNING	4123	3'-5 3/4" X 1'-11 3/4"
⑤	PELLA	RESERVE TRADITIONAL	DH	3353	2'-9 3/4" X 4'-5 3/4"
⑥	PELLA	RESERVE TRADITIONAL	AWNING	3529	2'-11 3/4" X 2'-5 3/4"
⑦	PELLA	RESERVE TRADITIONAL	DH	2941	2'-5 3/4" X 5'-5 3/4"
⑧	PELLA	RESERVE TRADITIONAL	AWNING	3523	2'-11 3/4" X 1'-11 3/4"
⑨	PELLA	RESERVE TRADITIONAL	SLIDER	60610	6'-0" X 8'-11 3/4"
⑩	PELLA	RESERVE TRADITIONAL	SLIDER	100610	10'-0" X 6'-11 3/4"
⑪	PELLA	RESERVE TRADITIONAL	SLIDER	120610	12'-0" X 6'-11 3/4"

TYP. DECORATIVE COLUMN
SCALE: NTS



LEFT/SOUTH ELEVATION

WINDOW SCHEDULE

MARK	MANUFACTURER	SERIES	TYP	SIZE	ROUGH OPENING
①	PELLA	RESERVE TRADITIONAL	DH	3365	2'-9 3/4" X 5'-5 3/4"
②	PELLA	RESERVE TRADITIONAL	DH	2953	2'-5 3/4" X 4'-5 3/4"
③	PELLA	RESERVE TRADITIONAL	AWNING	2323	1'-11 3/4" X 1'-11 3/4"
④	PELLA	RESERVE TRADITIONAL	AWNING	4123	3'-5 3/4" X 1'-11 3/4"
⑤	PELLA	RESERVE TRADITIONAL	DH	3353	2'-9 3/4" X 4'-5 3/4"
⑥	PELLA	RESERVE TRADITIONAL	AWNING	3529	2'-11 3/4" X 2'-5 3/4"
⑦	PELLA	RESERVE TRADITIONAL	DH	2941	2'-5 3/4" X 5'-5 3/4"
⑧	PELLA	RESERVE TRADITIONAL	AWNING	3523	2'-11 3/4" X 1'-11 3/4"
⑨	PELLA	RESERVE TRADITIONAL	SLIDER	60610	6'-0" X 6'-11 3/4"
⑩	PELLA	RESERVE TRADITIONAL	SLIDER	100610	10'-0" X 6'-11 3/4"
⑪	PELLA	RESERVE TRADITIONAL	SLIDER	120610	12'-0" X 6'-11 3/4"

⑦	PELLA	RESERVE TRADITIONAL	DH	2941	2'-5 3/4" X 5'-5 3/4"
⑧	PELLA	RESERVE TRADITIONAL	AWNING	3523	2'-11 3/4" X 1'-11 3/4"
⑨	PELLA	RESERVE TRADITIONAL	SLIDER	60610	6'-0" X 6'-11 3/4"
⑩	PELLA	RESERVE TRADITIONAL	SLIDER	100610	10'-0" X 6'-11 3/4"
⑪	PELLA	RESERVE TRADITIONAL	SLIDER	120610	12'-0" X 6'-11 3/4"



LEFT/SOUTH ELEVATION

NEW RESIDENCE AT:
15 ALBION WAY
SOUTH DENNIS, MA
PREPARED FOR:
TOM & BECCA AHRENSFELD

PROJECT # 471024

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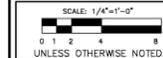
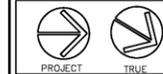
REGISTRATION

REVISIONS

DATE: REVISIONS:

ISSUED FOR:

DATE:



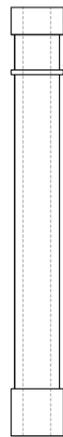
SHEET NO.

A.3

TOTAL NUMBER OF SHEETS IN SET:

X

THIS SHEET INVALID UNLESS ACCOMPANIED BY A COMPLETE SET OF WORKING DRAWINGS.



1X AZEK WRAP
6X6 PT POST
2X PADDING
FINISHED DIMS. 10"X10"

○ TYP. DECK SUPPORT COLUMN
SCALE 1" = 1'-0"



REAR/WEST ELEVATION



RIGHT/NORTH ELEVATION

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 (Assessor's Map 21, Parcel 46).

Owner:

Parcel ID:

Address:

[Clear](#)

Condo/Cottage Colony:

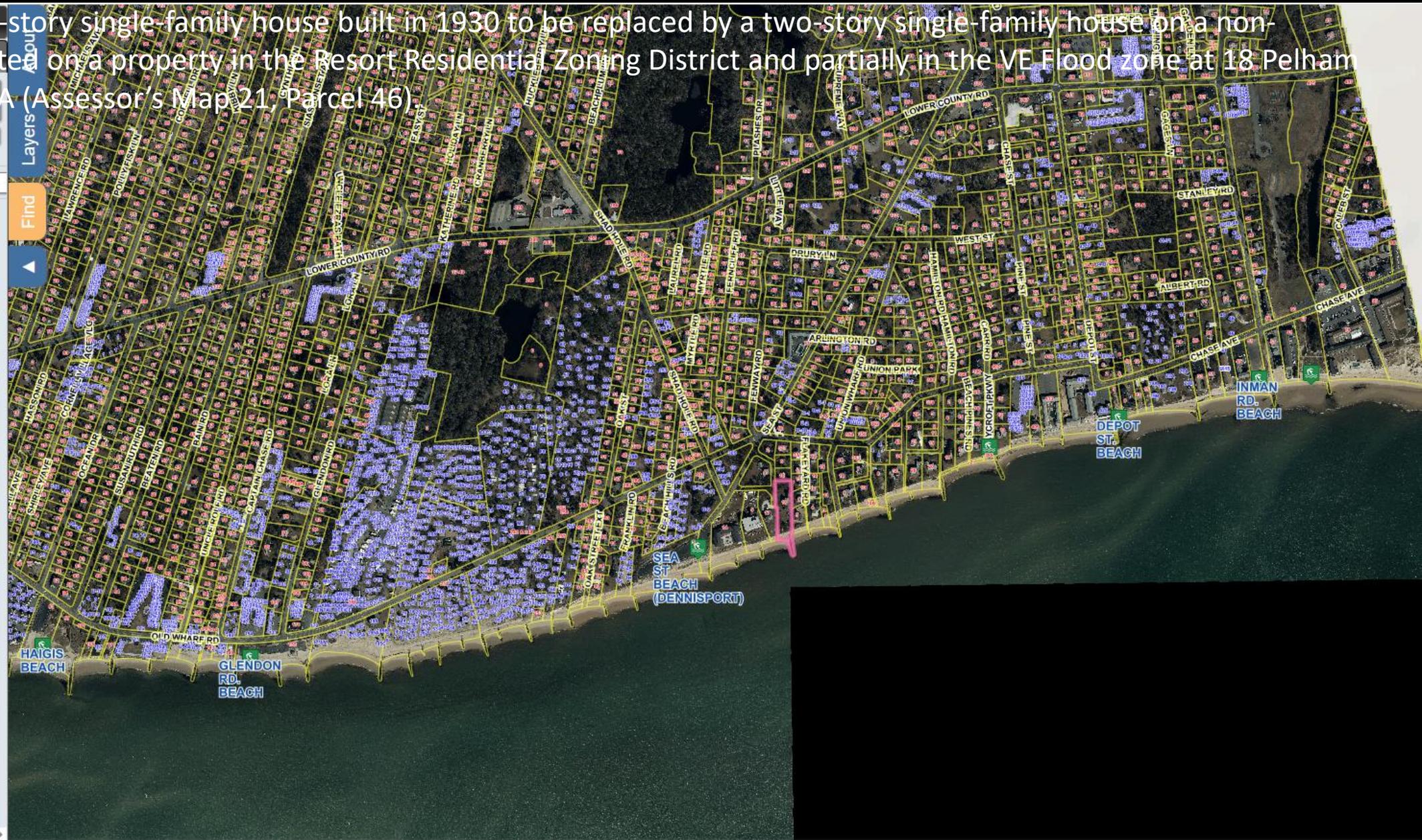
[Find](#)

Results Summary

Parcel ID	Address	Village	Owner
21-46-0	18 PELHAM LA	DP	FRANCIS X. HURSEY

Detail Information [Zoom To](#)

CAMA ID	21-46-0
MapPar	21-46
Key	1062
Fiscal Year	2026
Extension	0
Address	18 PELHAM LANE
Village	DP
Property Type	R
Owner	FRANCIS X HURSEY Q P R T
Co-Owner	NANCY C HURSEY QUAL PER
Owner Address	27 KEENEY LANE
Owner City	WEST HARTFORD
Owner State	CT
Owner Zip	06107
Owner Country	
State Class #	1040
State Class Desc	TWO FAMILY
Deed Date	02/26/08 00:00:00
Book	N/A
Page	N/A
Certificate	185321
Last Sale Price	0.0000
Total Value	\$3,142,900.00
Land Value	\$1,723,400.00
Building Value	\$1,419,500.00
Detached Building Value	\$0.00
Acres	0.70
Prev Year Total Value	\$2,934,500.00



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

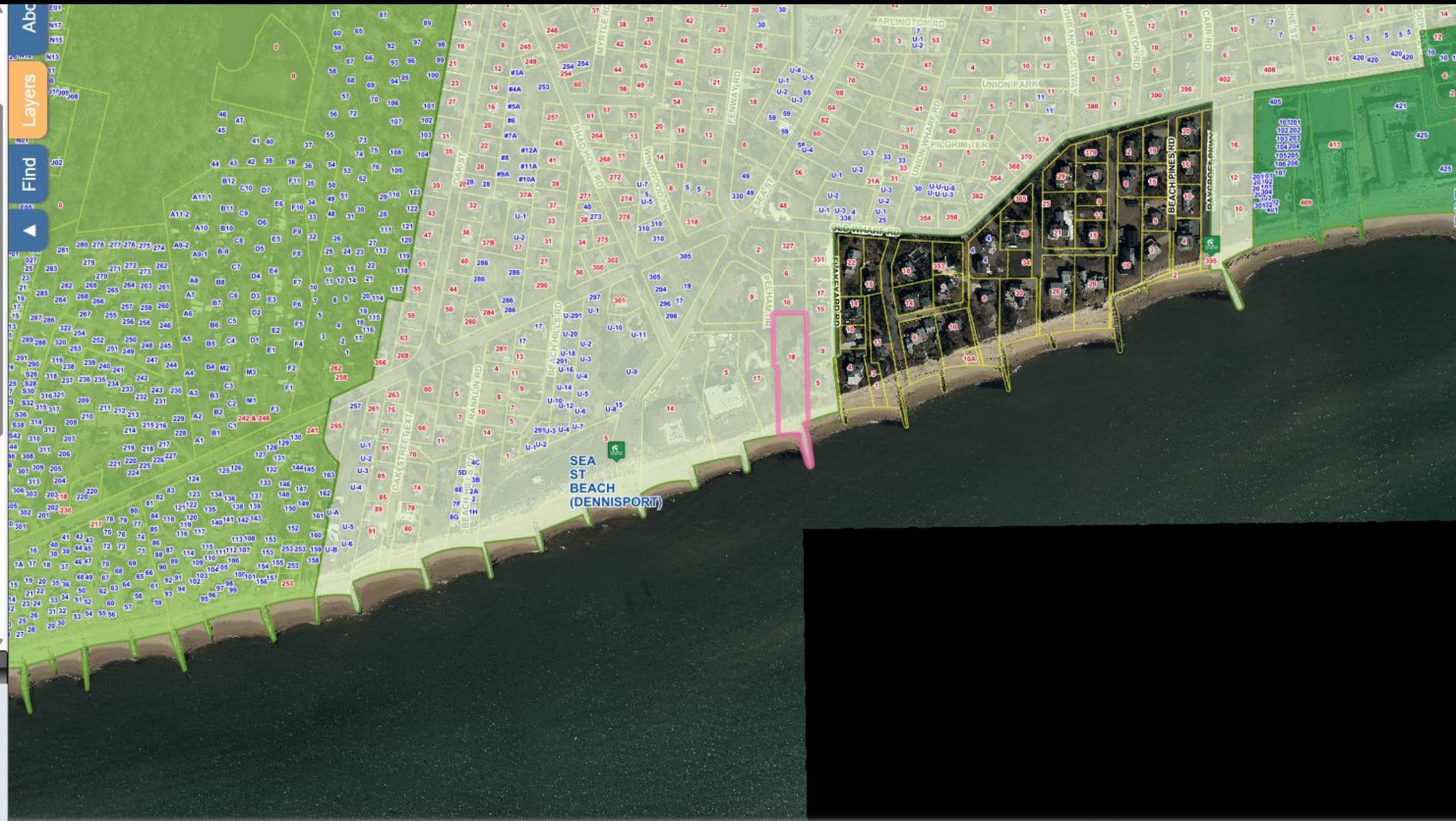
2020 Aerial Planimetrics

Hurricane SLOSH

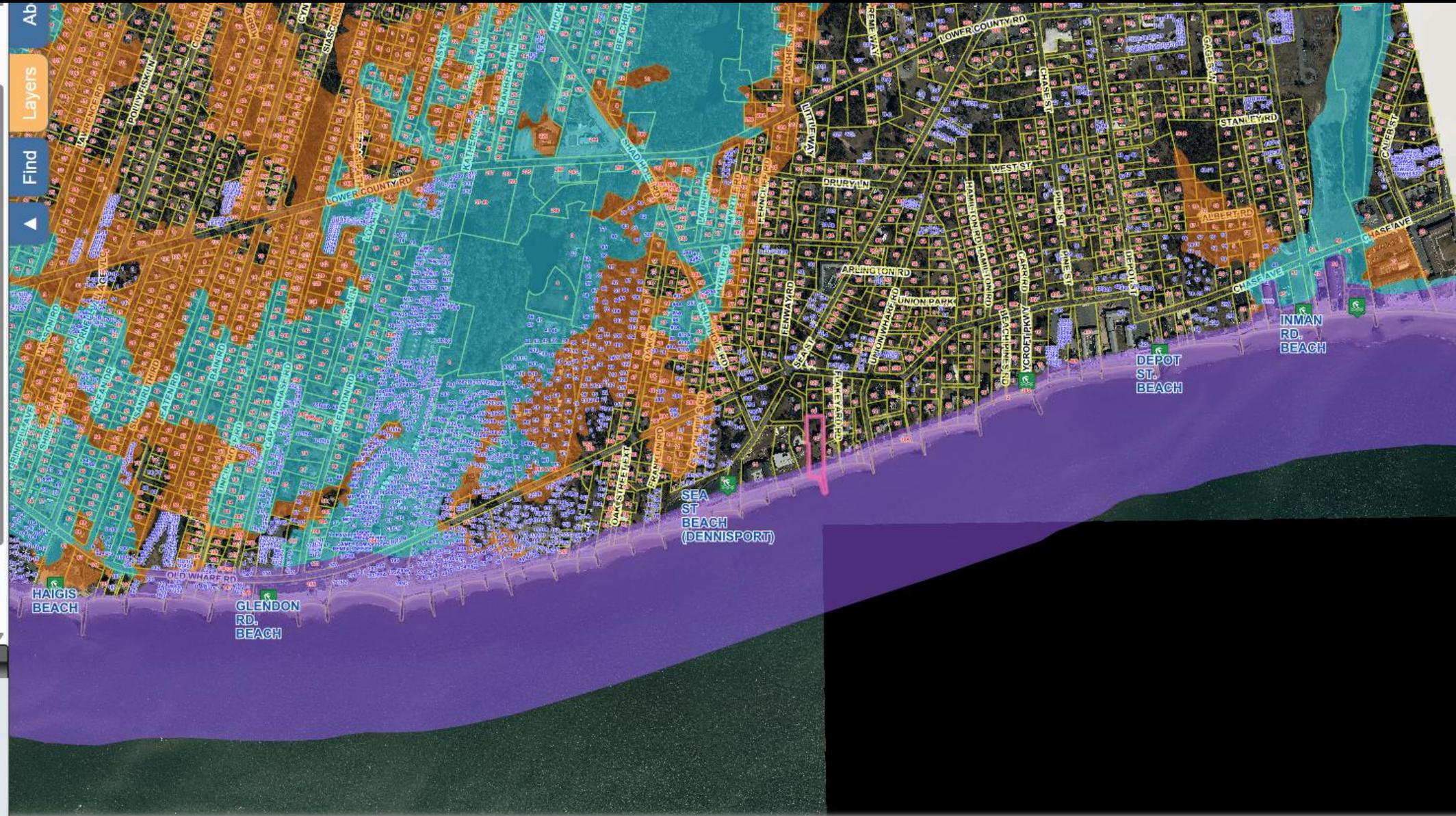
FEMA Flood Zones

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



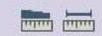
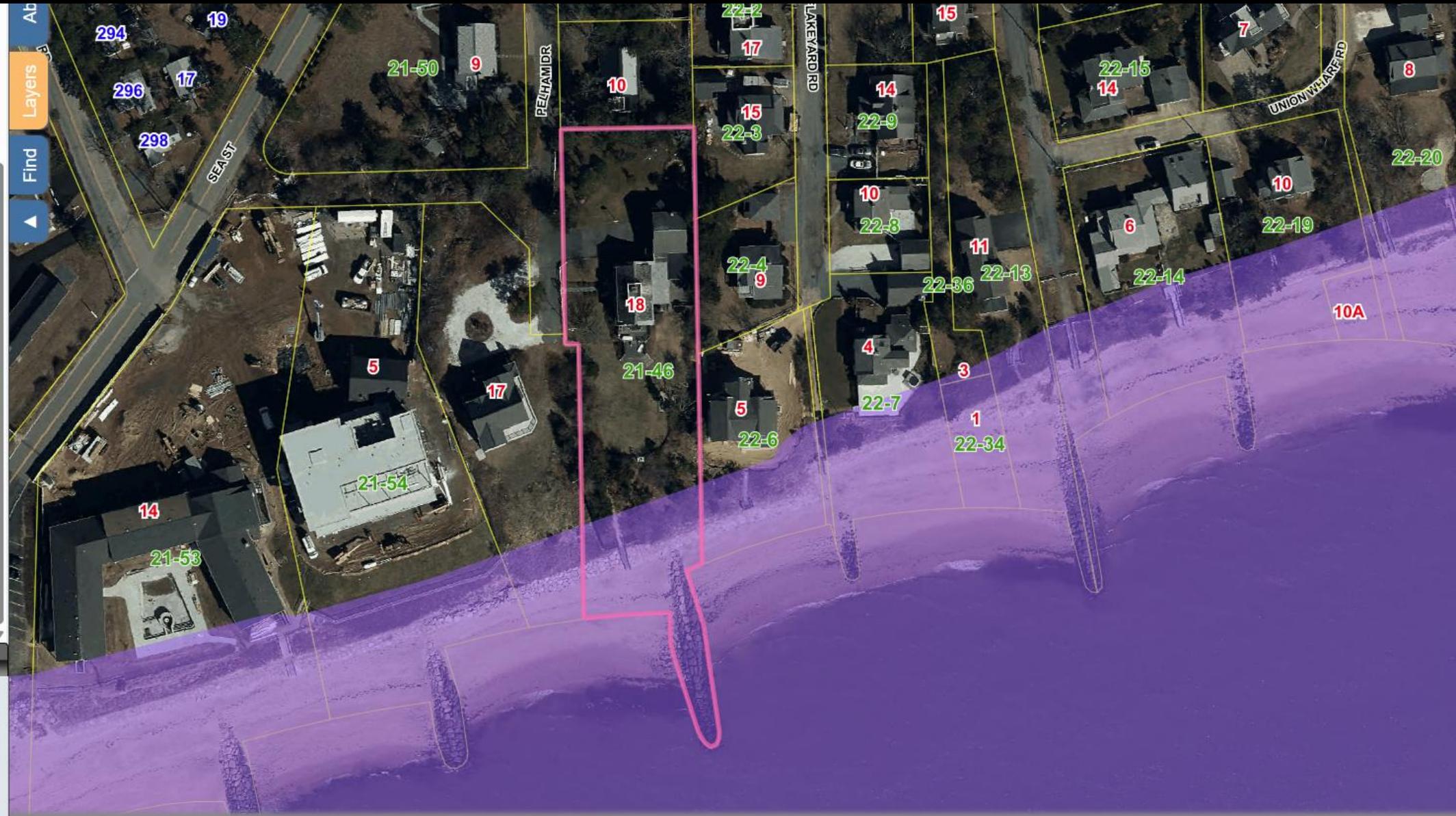
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- Land Use (Last Update 2013)
- 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



SimpliCITY by PeopleGIS



- Condo and Cottage Colonies
 - Infrastructure Points
 - 2020 Aerial Planimetrics
 - Hurricane SLOSH
 - FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
 - Voting Precincts
 - Elevation
 - MassDEP Regulated Areas
 - MA NHESP Certified Vernal Pools
 - MA NHESP Potential Vernal Pools
 - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
 - NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
 - Land Use (Last Update 2013)
 - Private Access Ways
 - Parcels
 - Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery
Hillshade Donut
- ▼ 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

Parcels

Parcel ID	Address	Village	Owner
21-46-0	18 PELHAM LA	DP	FRANCIS X HURSEY

Detail Information Zoom To

Key	1062
Fiscal Year	2026
Extension	0
Address	18 PELHAM LANE
Village	DP
Property Type	R
Owner	FRANCIS X HURSEY Q P R T
Co-Owner	NANCY C HURSEY QUAL PER
Owner Address	27 KEENEY LANE
Owner City	WEST HARTFORD
Owner State	CT
Owner Zip	06107
Owner Country	
State Class #	1040
State Class Desc	TWO FAMILY
Deed Date	02/26/08 00:00:00
Book	N/A
Page	N/A
Certificate	185321
Last Sale Price	0.0000
Total Value	\$3,142,900.00
Land Value	\$1,723,400.00
Building Value	\$1,419,500.00
Detached Building Value	\$0.00
Acres	0.70
Prev Year Total Value	\$2,934,500.00
Property Card	PK Field Card



Find Abutters



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

EXISTING EXTERIOR
ELEVATIONS

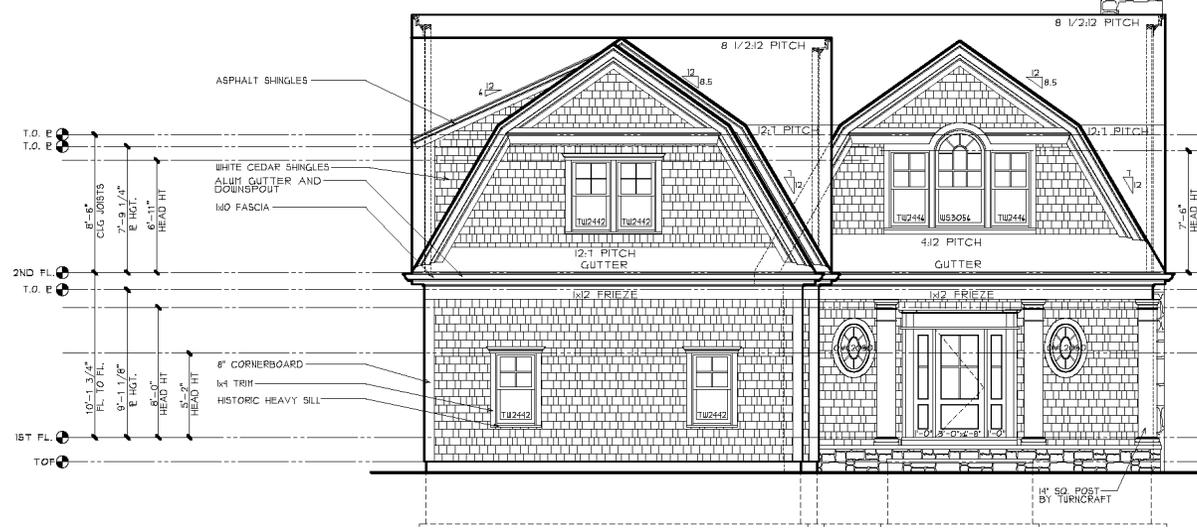
AT
#18
PELHAM LANE
DENNISPORT
MASSACHUSETTS

PREPARED FOR:
DONALD L. POYANT
EASTWARD COMPANIES
155 CROWELL ROAD
CHATHAM, MA

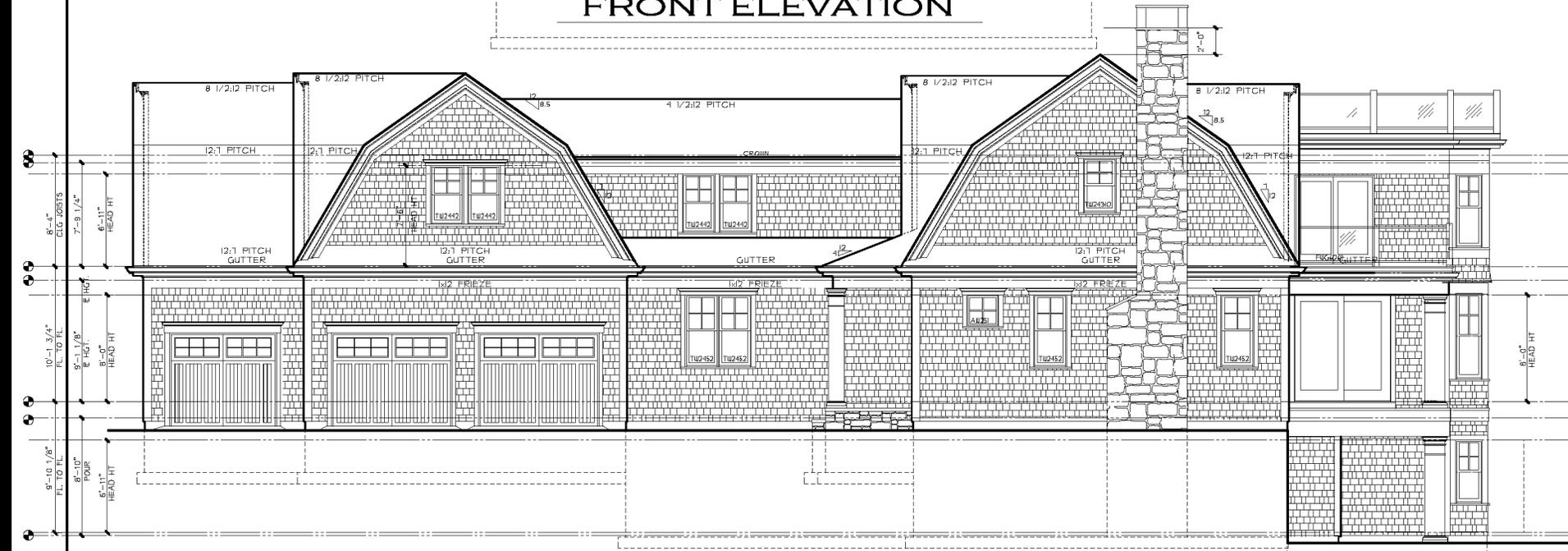
BSC GROUP 
BUILD | SUPPORT | CONNECT

349 Route 28
West Yarmouth, Massachusetts
02673
© 2025 BSC Group, Inc. 508-778-8919

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File: P:\Prj\0101787-PHOTO-PAGE	
Dwg. No: -	Filed: Sheet
Job No.: 0101787.00	FF- 1 of 1



FRONT ELEVATION



RIGHT ELEVATION

KAREN B. KEMPTON AIA
 ARCHITECTURE
 43 ANGELA WAY
 WEST BARNSTABLE, MA 02888
 (508) 982-9447 (508) 982-1838 FAX
 karenkempton@comcast.net

HURSEY RESIDENCE
 18 PELHAM DRIVE
 DENNIS, MA

PLAN REVIEW:

EASTWARD COMPANIES

156 Crowell Road Chatham, MA 02833
 508-945-2300 FAX 508-945-2374
 e-mail: home@eastwardco.com

WINDOW REVIEW:

HVAC:

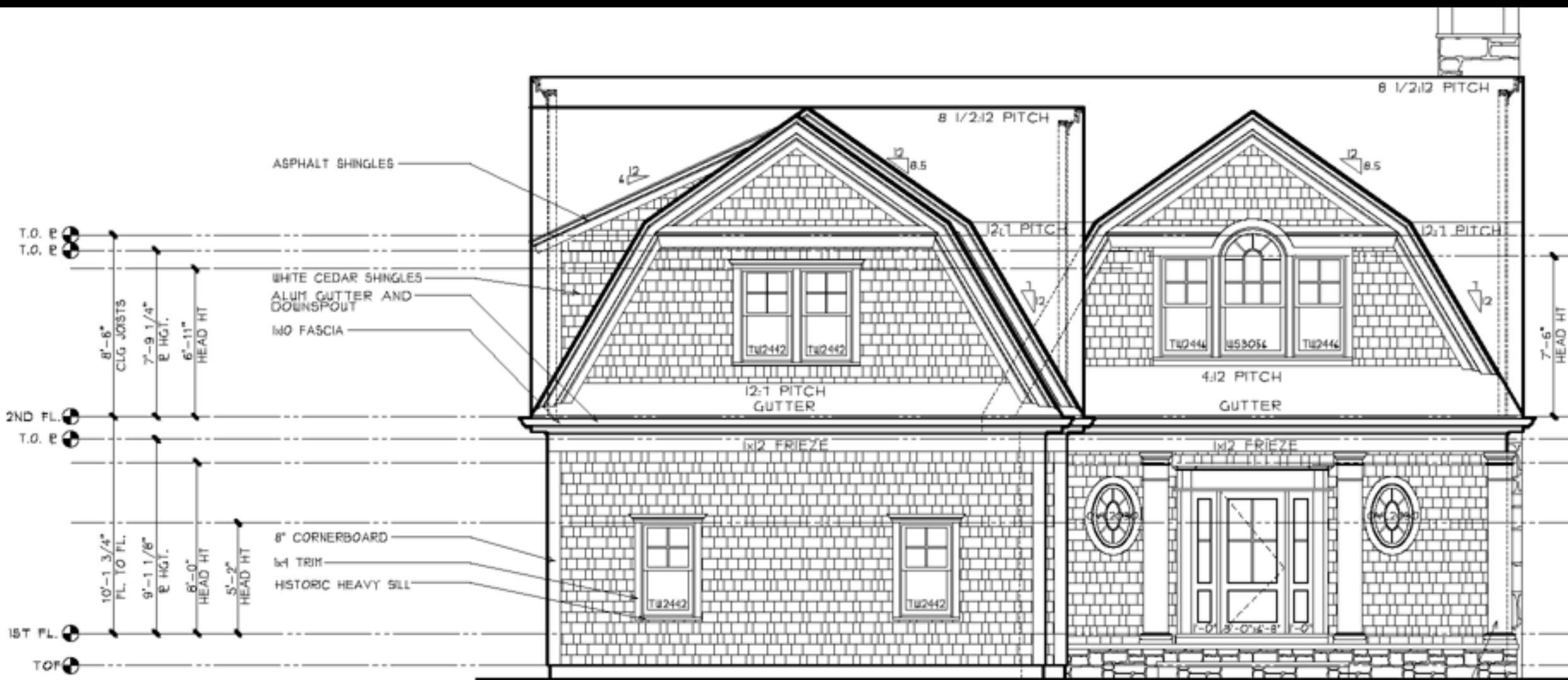
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ELEVATIONS

A-1

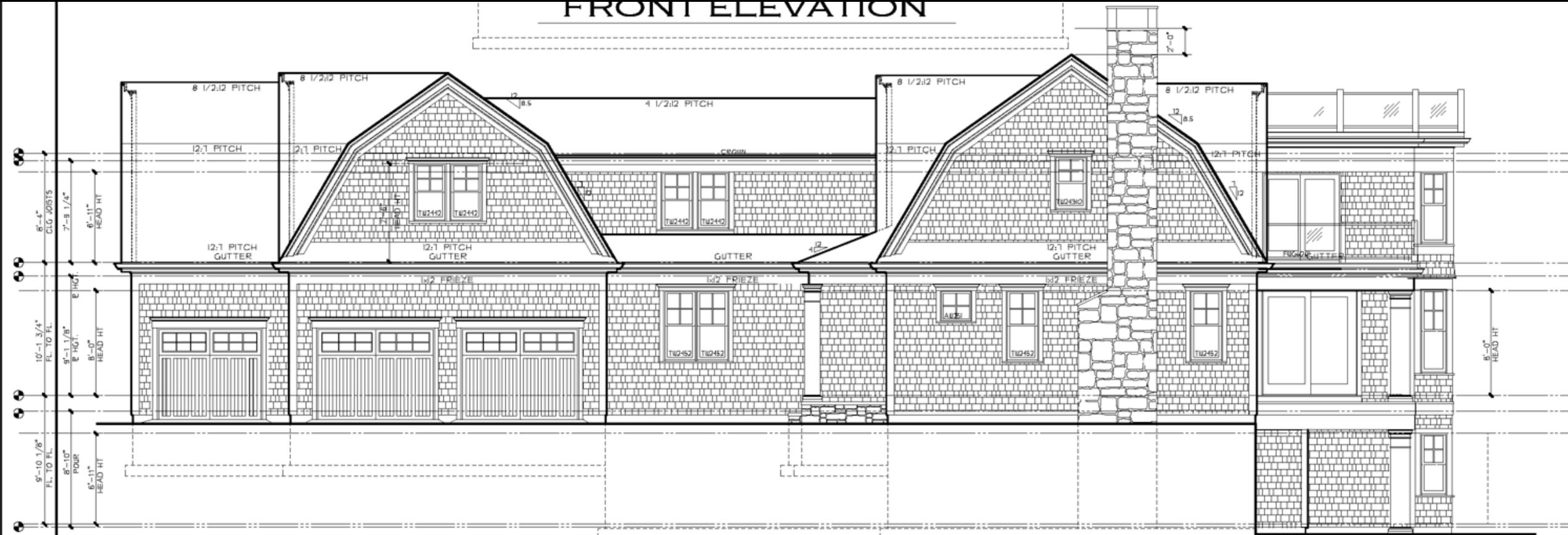
PLANS SUBJECT TO CHANGE

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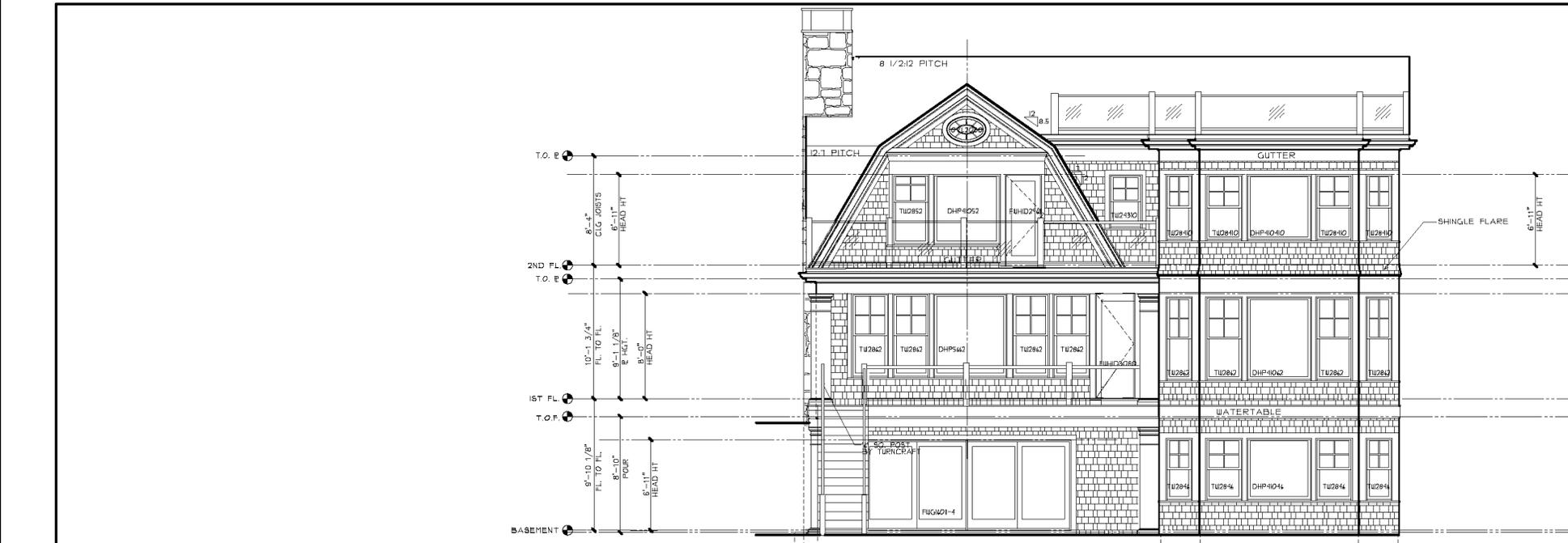


FRONT ELEVATION

FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

PLANS SUBJECT TO CHANGE

KAREN B. KEMPTON AIA
 ARCHITECTURE
 45 ANGELA WAY
 WEST BARNSTABLE, MA 02669
 (508) 362-3447 (508) 362-2286 FAX
 karenkempton@comcast.net

HURSEY RESIDENCE
 18 PELHAM DRIVE
 DENNIS, MA

EASTWARD COMPANIES
 156 Crowell Road Chatham, MA 02833
 508-945-2300 FAX 508-945-2374
 e-mail: home@eastwardco.com

SCALE: 1/8"=1'-0"

ELEVATIONS

A-2

6/12/2025 11:24 AM



REAR ELEVATION

HURSEY RESIDENCE
 18 PELHAM DRIVE
 DENNIS, MA

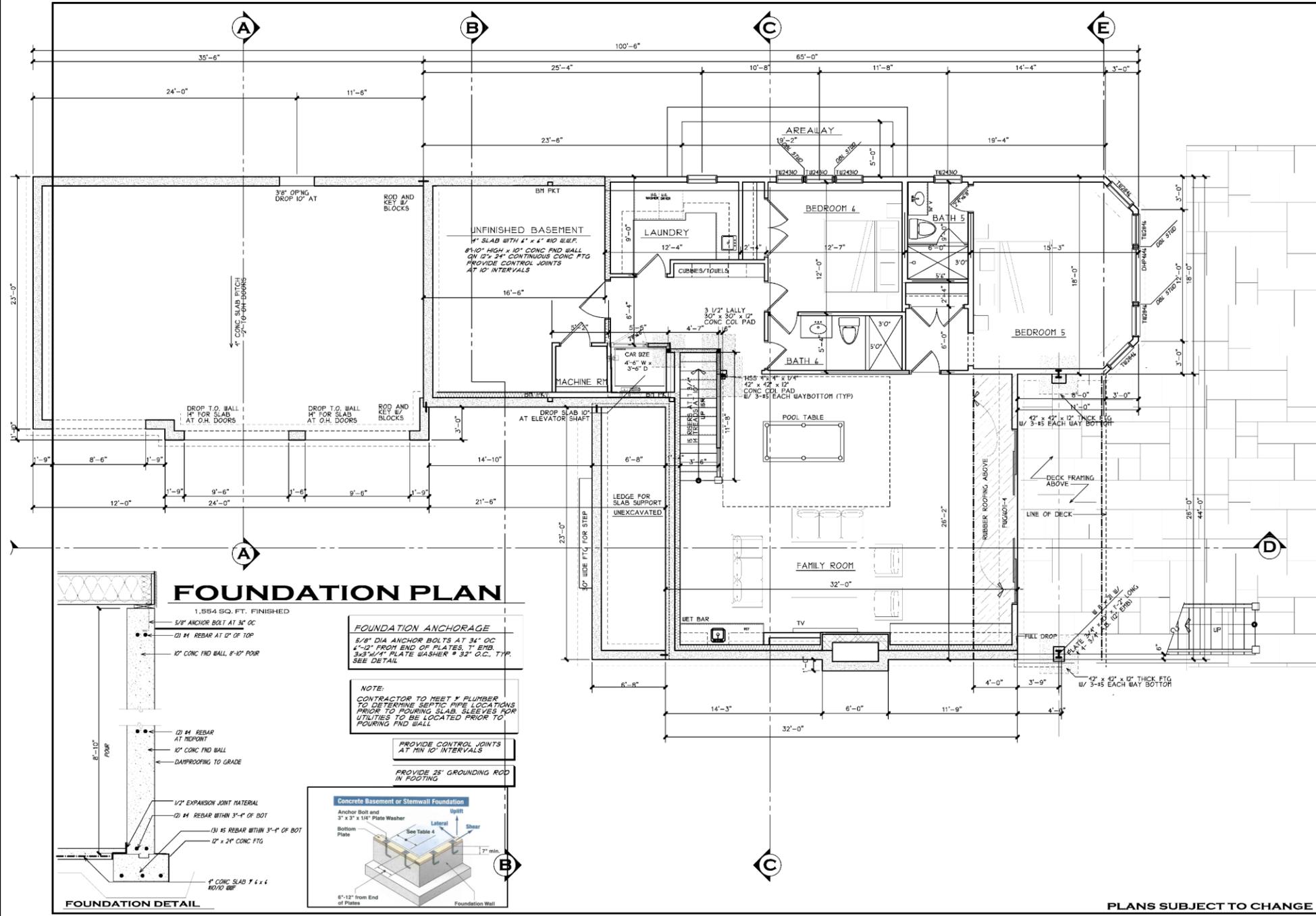
EASTWARD COMPANIES
 155 Cromwell Road Chatham, MA 02633
 508-910-2100 FAX 508-910-2571
 e-mail: ke@eastward.com

SCALE: 1/8" = 1'-0"

FOUNDATION PLAN

A-3

6/12/2025 11:24 AM



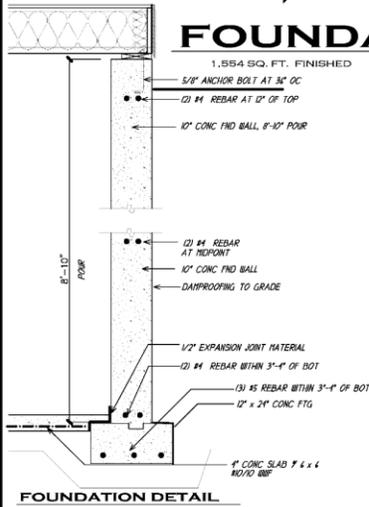
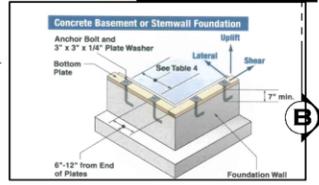
FOUNDATION PLAN

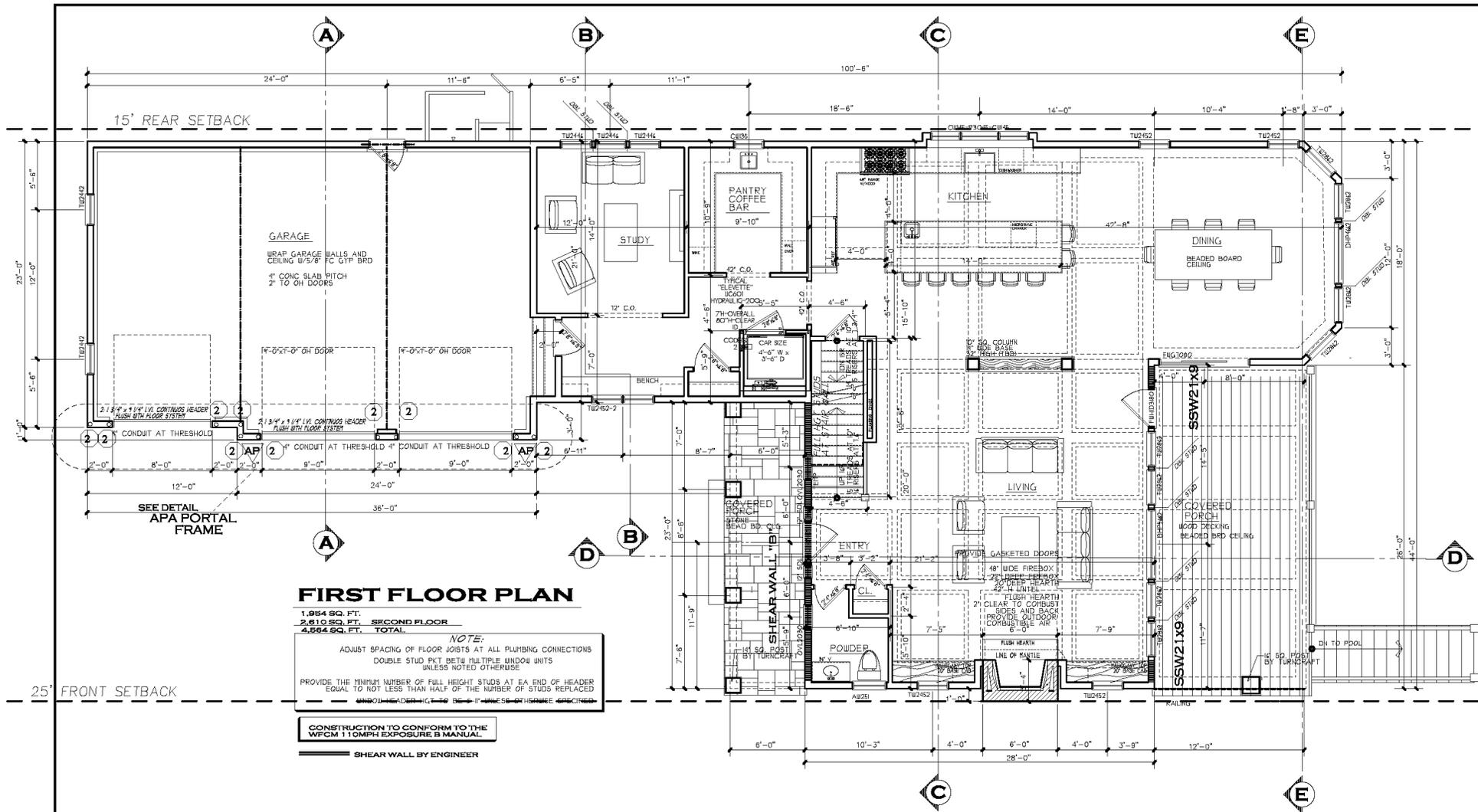
1,554 SQ. FT. FINISHED
 5/8" ANCHOR BOLT AT 36" OC
 (2) #4 REBAR AT 12" OF TOP
 10" CONC FND BALL 8'-10" POOR

FOUNDATION ANCHORAGE
 5/8" DIA ANCHOR BOLTS AT 36" OC
 4'-0" FROM END OF PLATES, 1" EMB.
 3x3x1/4" PLATE WASHER @ 32" O.C., TYP.
 SEE DETAIL

NOTE:
 CONTRACTOR TO MEET PLUMBER
 TO DETERMINE SEPTIC PIPE LOCATIONS
 PRIOR TO POURING SLAB. SLEEVES FOR
 UTILITIES TO BE LOCATED PRIOR TO
 POURING FND WALL

PROVIDE CONTROL JOINTS
 AT MIN 10' INTERVALS
 PROVIDE 25' GROUNDING ROD
 IN FOOTING





FIRST FLOOR PLAN

1,954 SQ. FT. FIRST FLOOR
 2,610 SQ. FT. SECOND FLOOR
 4,564 SQ. FT. TOTAL

NOTE:
 ADJUST SPACING OF FLOOR JOISTS AT ALL PLUMBING CONNECTIONS
 DOUBLE STUD PKT BETW MULTIPLE WINDOW UNITS
 UNLESS NOTED OTHERWISE
 PROVIDE THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EA END OF HEADER
 EQUAL TO NOT LESS THAN HALF OF THE NUMBER OF STUDS REPLACED

CONSTRUCTION TO CONFORM TO THE
 WFCM 11 CMFH EXPOSURE B MANUAL
 SHEAR WALL BY ENGINEER

KAREN B. KEMPTON AIA
 ARCHITECTURE
 43 ANGELA WAY
 WEST BARNSTABLE, MA 02668
 (508) 862-8444 (508) 862-1626 FAX
 karen@kempstonarchitecture.net

HURSEY RESIDENCE
 18 PELHAM DRIVE
 DENNIS, MA

EASTWARD COMPANIES
 155 Crowell Road Chatham, MA 02633
 508-945-2300 FAX 508-945-2374
 e-mail: homes@eastward.com

SCALE: 1/8" = 1'-0"

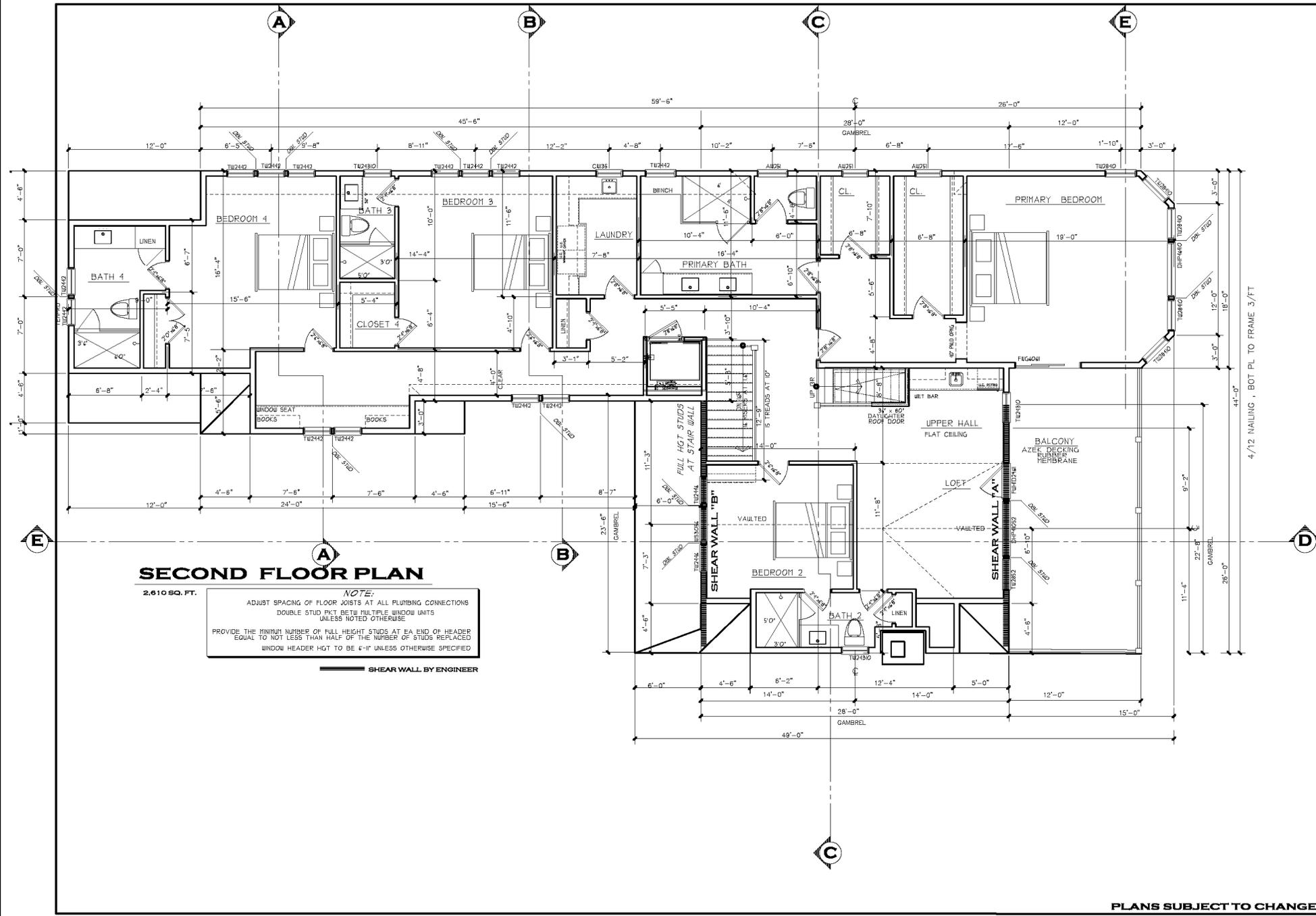
FIRST FLOOR PLAN

A-4

PLANS SUBJECT TO CHANGE

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6/12/2025 11:24 AM



SECOND FLOOR PLAN

2,610 SQ. FT.

NOTE:
 ADJUST SPACING OF FLOOR JOISTS AT ALL PLUMBING CONNECTIONS
 DOUBLE STUD PKT BETW MULTIPLE WINDOW UNITS
 UNLESS NOTED OTHERWISE
 PROVIDE THE MINIMUM NUMBER OF FULL HEIGHT STUDS AT EA END OF HEADER
 EQUAL TO NOT LESS THAN HALF OF THE NUMBER OF STUDS REPLACED
 WINDOW HEADER HGT TO BE 6'-0" UNLESS OTHERWISE SPECIFIED

— SHEAR WALL BY ENGINEER

KAREN B. KEMPTON AIA
 ARCHITECTURE
 43 ANGELA WAY
 WEST BAINSTABLE, MA. 02669
 (508) 862-3447 (508) 862-1536 FAX
 karenkempston@comcast.net

HURSEY RESIDENCE
 18 PELHAM DRIVE
 DENNIS, MA

EASTWARD COMPANIES
 155 Crowell Road Chatham, MA 02623
 508-945-2200 FAX 508-945-2274
 e-mail: homes@eastwardco.com

SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

A-5

PLANS SUBJECT TO CHANGE

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18 PELHAM LANE – DENNISPORT
ZBA SPECIAL PERMIT NARRATIVE
7/10/25

EXISTING CONDITIONS

18 Pelham Lane is approximately 26,049 s.f. with 152.09 feet of frontage on Pelham Lane in Dennisport. The existing 2-story year-round, single-family dwelling was constructed in 1930 per the Assessor's records. The home has 2,931 s.f. (11.3%) building coverage and contains 5 bedrooms. The existing house is nonconforming on the east side of the subject lot as 1,462 s.f. of the house is within the 25' required building setback, at 5.8 feet from the rear/east lot line.

PROPOSED CONDITIONS

The subject proposal includes demolishing the existing 2-story single-family and reconstructing a new 2-story year-round, single-family dwelling. The new dwelling will continue to be nonconforming on the east side of the lot as 60 s.f. of the house will be located within the 25' required building setback. However, this is 1,402 s.f. less than the existing dwelling. The proposed dwelling will have 3,341 s.f. (12.8%) building coverage.

REQUESTED RELIEF

To allow the following on the subject lot:

1. Raze and replace on a lot that does not meet the current lot size for zoning.
2. To build a new house that will be 24.3 feet (overhang) from the rear/east lot line, where the new foundation will have a setback of 25.2' from the same lot line and the soffit/facia is 24.4' from the lot line.

There will be a reduction of 1,402 s.f. of building coverage in the required building setback on the east side of the lot.

Per the Zoning Referral Letter dated 6/24/25, "Zoning Board of Appeals ZBA Special Permit required per 2.4.1.2 for the voluntary demolition and rebuild of a non-conforming structure."

The nature of the proposed structure is substantially less nonconforming compared to the existing structure.

- NOTES:
1. THIS PLAN IS BASED ON AN ON THE GROUND SURVEY BY BSC GROUP INC.
 2. ELEVATIONS DEPICTED ON THIS PLAN ARE ON NAVD 88 DATUM.
 3. THERE MAY BE UNDERGROUND UTILITIES THAT ARE NOT DEPICTED ON THIS PLAN.
 4. THE FLOOD ZONE LINE DEPICTED ON THIS PLAN IS COMPILED FROM THE CURRENT FEMA PUBLICATION. THE TOP OF COASTAL BANK ENDS SEAWARD OF THE FLOOD ZONE LINE AS DETERMINED BY SLOPE.
 5. THE PARCEL IS COMPRISED OF 3 SEPARATE LOTS ALL HELD IN COMMON OWNERSHIP ON ONE DEED. THE LOTS ARE TO REMAIN IN COMMON OWNERSHIP AND ARE NOT TO BE CONSIDERED INDIVIDUAL BUILDINGS LOTS.

LOCUS INFORMATION

CURRENT OWNER: NANCY HURSEY
 TITLE REFERENCE: CERT #185320
 CURRENT OWNER: FRANCIS X. HURSEY, QUALIFIED PERSONAL RESIDENCE TRUST
 TITLE REFERENCE: CERT #185321
 PLAN REFERENCE: LOT 15, LAND COURT PLAN #7145-D
 LOT 16, LAND COURT PLAN #7145-D
 LOT 5-A, LAND COURT PLAN #7145-D
 ASSESSORS MAP: 21
 PARCEL: 45
 MINIMUM LOT SIZE: 40,000 S.F.
 EXISTING LOT SIZE: 26,049 ± S.F. (UPLAND)
 NITROGEN SENSITIVE ZONE: NOT IN A 1995 ZONE II
 FEMA FLOOD ZONE DISTRICT: ZONE X & VE EL=15
 PANEL #25001C0594J
 DATED 7/16/2014
 OVERLAY DISTRICT: NONE
 EXISTING BUILDING COVERAGE: 2,831/26049=11.3%
 PROPOSED BUILDING COVERAGE: 3,341/26049=12.8%
 BUILDING HEIGHT: NONE
 FRONT FACING: (24.1'+24.9'+20') / 3 = 23'
 REAR FACING: (24'+21.6'+16.2') / 3 = 20.6'
 AVERAGE FRONT AND BACK: (23.0' + 20.6') / 2 = 21.8'
 ZONING DISTRICT: RR (RESIDENTIAL USE)
 SETBACKS:
 FRONT (WEST) 25' 31.6' 25.5'
 SIDE (NORTH) 15' 61.1' 86.6'
 SIDE (SOUTH) 15' 157' 110'
 REAR (EAST) 25' 5.8' 24.3' (OVERHANG)
 EXISTING AREA WITHIN SETBACK: 1,462 ± S.F.
 PROPOSED AREA WITHIN SETBACK: 60 ± S.F. (REDUCTION OF 1,402 S.F.)

EXISTING CONDITIONS

PROPOSED CONDITIONS

LEGEND

- 50.9 X SPOT ELEVATION
- C.B. CATCH BASIN
- DMH Ø DRAINAGE MANHOLE
- SMH Ø SEWER MANHOLE
- TMH Ø TELEPHONE MANHOLE
- LP ⚡ LIGHT POLE
- UPL ⚡ UTILITY POLE / LIGHT
- UPLT ⚡ UTILITY POLE / LIGHT & TRANSFORMER
- UPT ⚡ UTILITY POLE / TRANSFORMER
- UP ⚡ UTILITY POLE / TRANSFORMER
- OHW — OVERHEAD ELECTRIC LINE
- EHH ELECTRIC HANDHOLE
- GMET GAS METER
- G GAS LINE
- G GAS GATE
- WG ⊕ WATER GATE
- W WATER LINE
- ⊕ TEST PIT



LOCUS MAP

NOT TO SCALE
 I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



Kieran J. Healy
 KIERAN J. HEALY
 FOR THE BSC GROUP
 DATE: 7/13/2025

PLAN OF LAND TO ACCOMPANY A ZBA FILING
 18 PELHAM LANE
 IN DENNISPORT MASSACHUSETTS (BARNSTABLE COUNTY)

PROPOSED CONDITIONS PLAN
 JULY 2, 2025

REVISIONS:

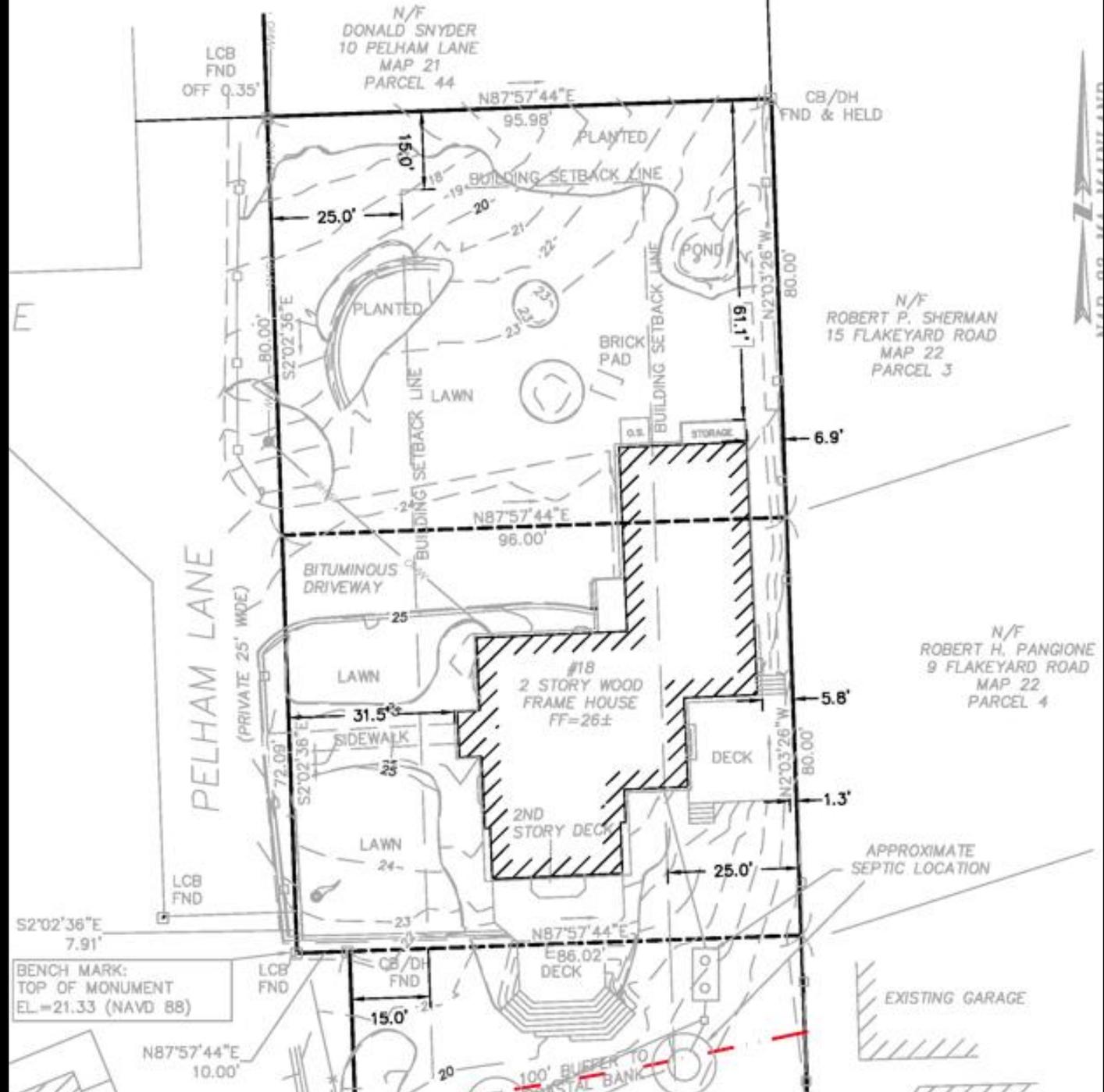
NO.	DATE	DESC.

PREPARED FOR:
 DONALD L. POYANT
 EASTWARD COMPANIES
 155 CROWELL ROAD, CHATHAM
 DPOYANT@EASTWOODCO.COM

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

© 2025 BSC Group, Inc.
 SCALE: 1" = 20'
 0 10 20 40 feet
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 JOB. NO: 0101767.00 SHEET 1 OF 1

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LOCUS INFORMATION

CURRENT OWNER: NANCY HURSEY
 TITLE REFERENCE: CERT #185320
 CURRENT OWNER: FRANCIS X. HURSEY, QUALIFIED
 PERSONAL RESIDENCE TRUST
 TITLE REFERENCE: CERT #185321
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FEMA FLOOD ZONE DISTRICT: ZONE X & VE EL.=15
 PANEL #25001C0594J
 DATED 7/16/2014

OVERLAY DISTRICT: NONE
 EXISTING BUILDING COVERAGE: 2,931/26049=11.3%

PROPOSED BUILDING COVERAGE: 3,341/26049=12.8%

BUILDING HEIGHT:
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 AVERAGE FRONT AND BACK: (23.0' + 20.6') / 2 = 21.8'

ZONING DISTRICT: RR (RESIDENTIAL USE)

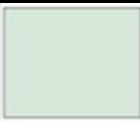
	ALLOWED	EXISTING	PROPOSED
SETBACKS: FRONT (WEST)	25'	31.6'	25.5'
SIDE (NORTH)	15'	61.1'	95.6'
SIDE (SOUTH)	15'	157'	110'
REAR (EAST)	25'	5.8'	24.3' (OVERHANG)

EXISTING AREA WITHIN SETBACK: 1,462± S.F.

PROPOSED AREA WITHIN SETBACK: 60± S.F. (REDUCTION OF 1,402 S.F.)

N/F
 AHIP 17 PELHAM
 DRIVE LLC
 MAP 21
 PARCEL 48

EXISTING CONDITION

	RESTORATION LAWN REMOVAL (966 SF)
	INVASIVE MANAGEMENT (6,086 SF)

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME		
NATIVE TREES			
	Canadian Serviceberry Multi-trunk / Amelanchier canadensis	7 gal	1
	Eastern Redcedar / Juniperus virginiana	4-5'	2
NATIVE GRASSES			
	Little Bluestem / Schizachyrium scoparium	1 gal	71
NATIVE PERENNIALS			
	Butterfly Milkweed / Asclepias tuberosa	1 gal	19
NATIVE SHRUBS			
	Arrowwood Viburnum / Viburnum dentatum 'Arrowwood'	3 gal	3
	Beach Plum / Prunus maritima	3 gal	26
	Carolina Rose / Rosa carolina	3 gal	22
	Northern Bayberry / Myrica pensylvanica	3 gal	66

LEGEND

- 50.9 X SPOT ELEVATION
- C.B. ♦ CATCH BASIN
- DMH ⊙ DRAINAGE MANHOLE
- SMH ⊙ SEWER MANHOLE
- TMH ⊙ TELEPHONE MANHOLE
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- UP ⊙ UTILITY POLE
- OHW — OVERHEAD ELECTRIC LINE
- EHH ELECTRIC HANDHOLE
- GMET GAS METER
- G — GAS LINE
- ▷◁ GAS GATE
- WG ⊙ WATER GATE
- W — WATER LINE
- ⊠ TEST PIT

PLAN NOTES

- Site plan provided by BSC Group.
- This plan proposes invasive species management and native plant restoration in a total of approximately 7,052 square feet.
- Invasive species on site that will be managed/removed include Asiatic bittersweet (*Celastrus orbiculatus*), shrub honeysuckle (*Lonicera spp.*), and vine honeysuckle (*Lonicera japonica*). Invasive plants will be selectively treated with an EPA-approved systemic herbicide and removed mechanically or by hand.
- Lawn and landscape mulch will be removed.
- Native vegetation, including bayberry and beach plum shrubs, that have been damaged by invasive species or historic pruning may be regeneratively pruned using best management practices to promote healthy regeneration and vigorous growth.
- After invasive species removal the project area will be seeded with a native grass and wildflower mix (see above right).
- The management areas will be planted with a total of 3 native trees, 110 native shrubs, 71 native grasses, and 19 native perennials. (see Plant Schedule below for details)
- All vegetation debris will be removed from the site and brought to an off-site disposal area.
- The location of the plantings are approximate. The plants will be planted in open, unvegetated spaces left after invasive removal.
- Temporary irrigation will be required for the first two to three growing seasons while plants establish. Drip irrigation to be used on all shrubs, grasses, and perennials. Once plants are established irrigation will be removed.
- Follow up invasive species management will be ongoing over the next three growing seasons to ensure proper management and successful restoration.

PROJECT AREA



Google Earth aerial image of 18 Pelham Drive in Dennis.

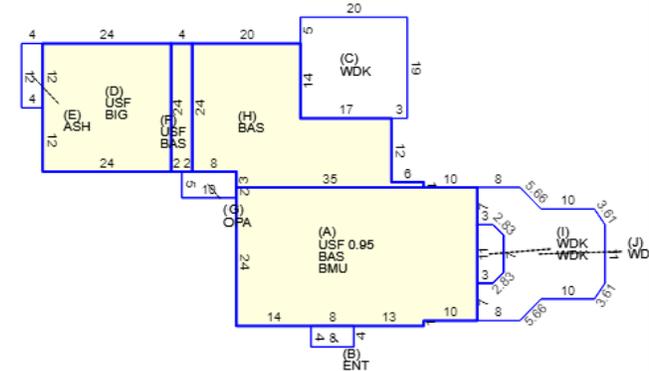
Key: 1062

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 1,463

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Bldg ID	Card						
FRANCIS X HURSEY Q P R T ET AL		21-46-0		18 PELHAM LANE DP		1040	100	TWO FAMILY		1		1 of 2						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
FRANCIS X HURSEY Q P R T ET AL		FRANCIS X HURSEY Q P R T		02/26/2008	F	(185321)			03/25/2020	41	FOL-RECEIVED		03/25/2020	FOL	0	0		
NANCY C HURSEY QVAL PER RES TR		FRANCIS X HURSEY Q P R T		02/26/2008	F	(185321)				53	LAND INF REV		05/03/2019	DBW	0	0		
27 KEENEY LANE		HURSEY FRANCIS X ET AL		02/26/2008	F	(185320)			03/06/2019	77	CYCLICAL REV		03/06/2019	AS	100	100		
WEST HARTFORD, CT 06107									01/13/2016	41	FOL-RECEIVED		01/13/2016	FOL	0	0		
									11/10/2014	54	LOT MERGERS		11/10/2014	ASM	0	0		
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chct	CREDIT AMT	ADJ VALUE						
100	A	0.700	06	1.00	R	1.00	1	1.00	2,118,880	1.16	1	1.00	W10	8.20			1,723,350	
TOTAL		30,492 SF		OCEAN FRONT		LC PLANS 7145-A, B, D, 9203-H		Photo Date		10/02/2011		BLDG #		1				
Nbhd		NANT SOUND		FEMA		OLD PK CODE		Int1		AVERAGE								
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD											
YrBlt		1930		NET AREA		3,773												
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE														
TWO FAMILY																		
BLDG		ADJ		DESC		LAND		1,723,400		1,657,300								
STYLE		2.25		MULTI-WTR [100%]		BUILD.		1,419,500		1,277,200								
QUALITY		1.20		GOOD [100%]		DETACH		0		0								
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0								
TOTAL						TOTAL		3,142,900		2,934,500								
BldgID	MODEL	YR BLT	EFF YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
	2	1930	2005 / 18	1.000	2.379	3/6/2019	AS	9/17/1986	MG	5/3/2019	DBW	8.0	1.00	3,773	\$458.80	1,731,066	82	1,419,500
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,731,066
STORIES(FAR)		1.95	1.00	FOUNDATION		4	BSMT WALL	1.00	A	BMU	N	BMU	1,160		103.82	120,430	CONDITION ELEM CD	
ROOMS		10	1.00	EXT. COVER		1	WOOD SHINGLES	1.00	A	BAS	L	BASE	1,160	1930	408.25	473,569	EXTERIOR V	
BEDROOMS		5	1.00	ROOF SHAPE		1	GABLE	1.00	A	USF	L	UPPER STORY	1,102	1930	312.98	344,900	INTERIOR G	
BATHROOMS		4	1.00	ROOF COVER		2	WOOD SHINGLES	1.01	B	ENT	N	ENT, ENS-EN2	32		304.22	9,735	KITCHEN G	
FIXTURES		14	\$21,000	FLOOR COVER		1	HARDWOOD	1.00	C	WDK	N	WDK, WD1-WD7	380		77.16	29,322	BATHS G	
RES UNIT CNT		2	1.03	INT. FINISH		2	DRYWALL	1.00	D	BIG	N	BI1-B19	576		111.79	64,393	HVAC/ELEC G	
				HEATING/COOLING		11	HOT WAT -CL AIR	1.05	D	USF	L	UPPER STORY	576	1930	322.76	185,907		
				FUEL SOURCE		2	GAS	1.00	E	ASH	N	ASH	48		63.40	3,043		
				SEASONAL		99	NO (YE AR ROUND)	1.00	F	BAS	L	BASE	96	1930	408.24	39,191		
				PRIVATE ROAD		2	YES	1.00	F	USF	L	UPPER STORY	96	1930	326.01	31,297		
				HISTORIC DST		1	NO	1.00	G	OPA	N	OPF, OPS-OP6	50		170.55	8,527		
				GENERATOR					H	BAS	L	BASE	743	1930	408.25	303,328		
				USE					I	WDK	N	WDK, WD1-WD7	51		118.00	6,018		
									I	WDK	N	WDK, WD1-WD7	51		118.00	6,018		
									J	WDK	N	WDK, WD1-WD7	431		72.63	31,303		
EFF YR/AGE		2005 / 18		COND		18 18 %		FUNC		0		ECON		0		DEPR		18 % GD 82
RCNLD																		\$1,419,500

* - Partial Listing. See Next Page.



7145^A

Plan of Land in Dennis

Scale 50 feet to an inch

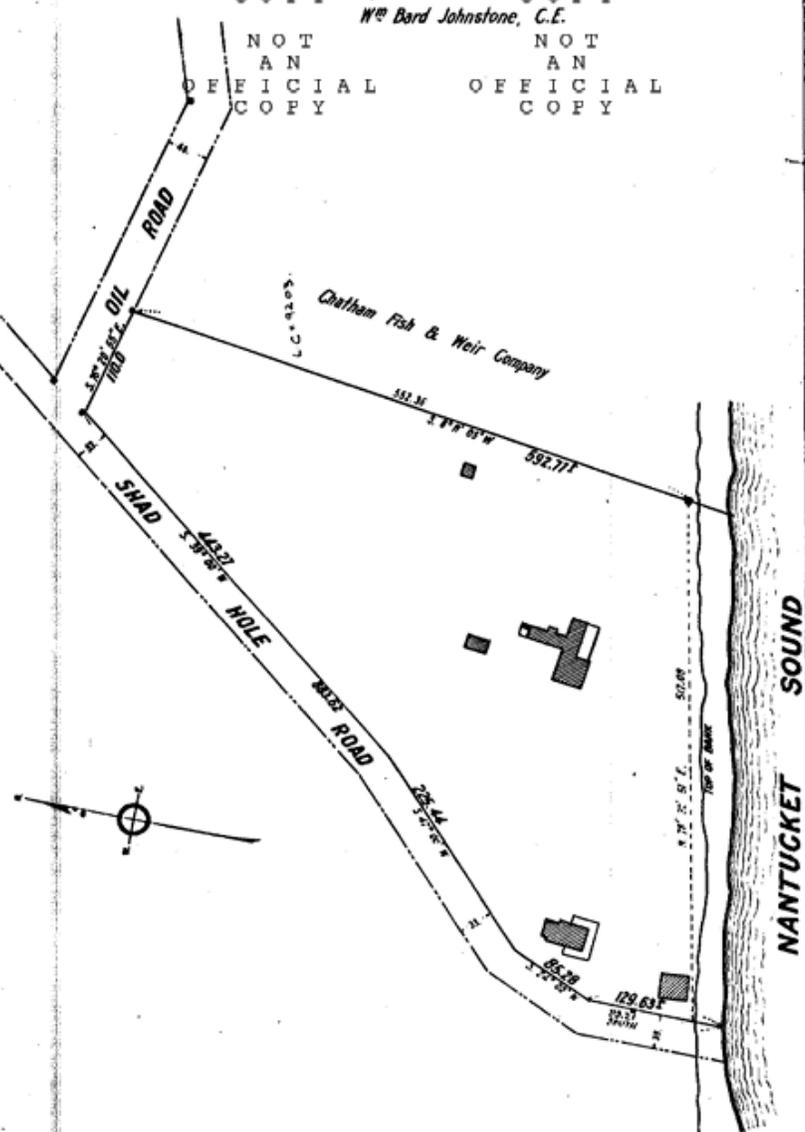
JULY 16, 1918.

W^m Bard Johnstone, C.E.

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

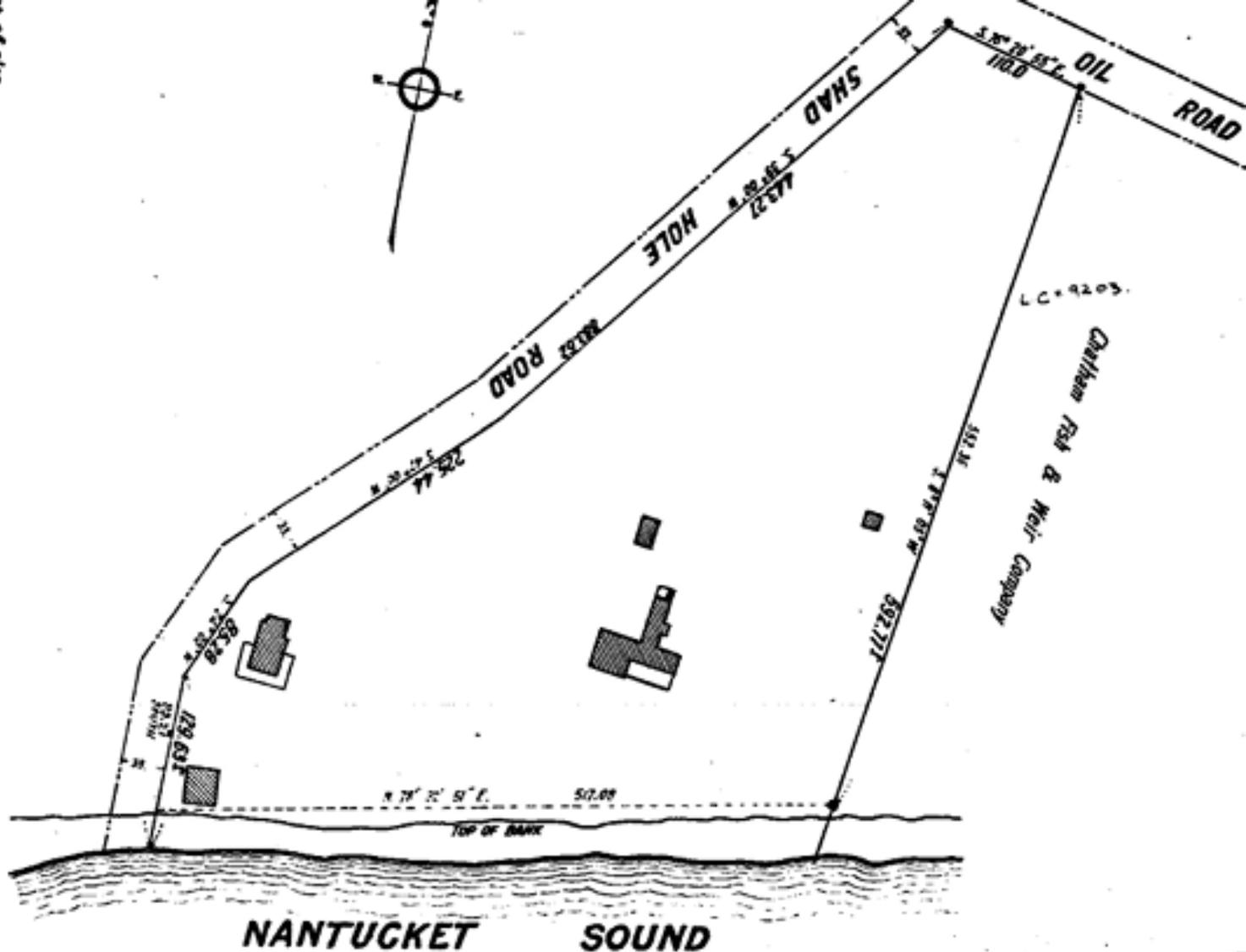
Copy of plan
FILED IN
LAND REGISTRATION OFFICE
APR 1 1919
Scale of this plan 50 feet to an inch
C. B. Humphrey, Surveyor for Court

This plan is filed with Certificate No. 432.



Copy of part of plan
FILED IN
LAND REGISTRATION OFFICE
APR 1 1919
Scale of this plan 100 feet to an inch
C. B. Humphrey, Surveyor for Court

This plan is filed with Certificate No. 432.



Copy of part of plan
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Plan of Land in Dennis

Scale 50 feet to an inch

JULY 16, 1918.

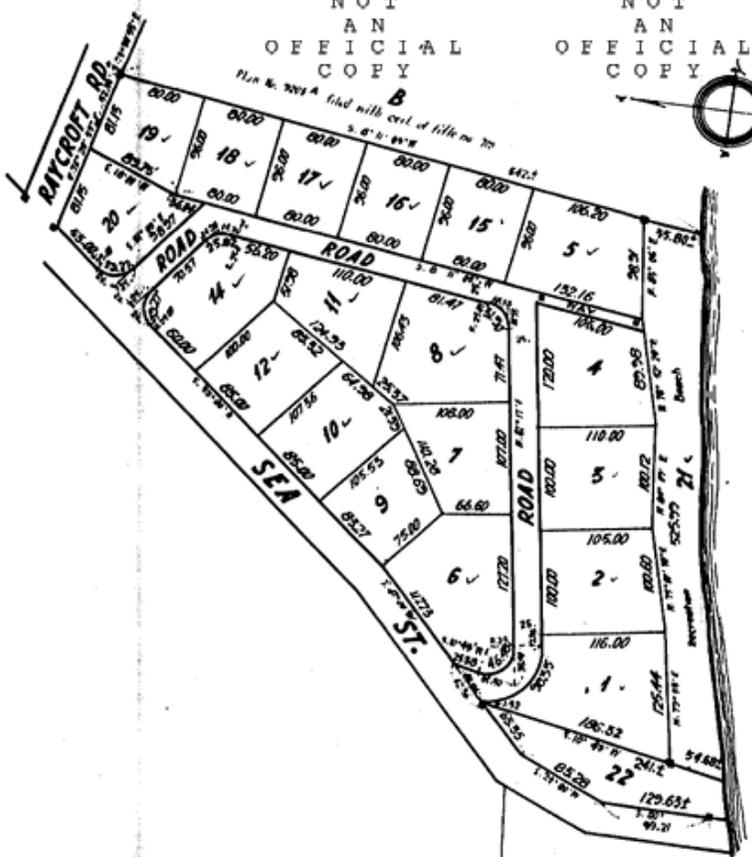
W^m Bard Johnstone, C.E.

NOT AN OFFICIAL COPY NOT AN OFFICIAL COPY

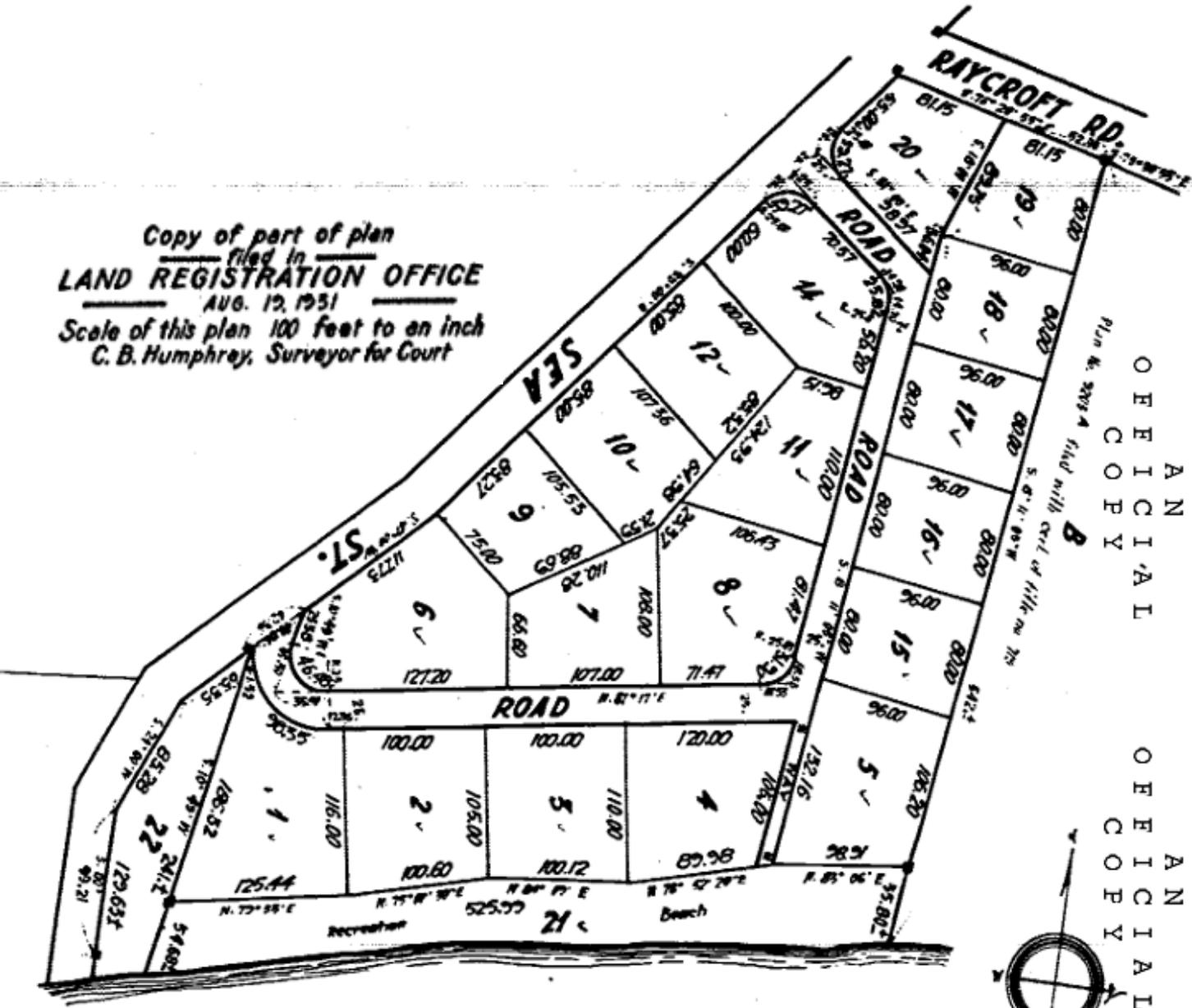
Filed with Certs. of Title No. 432 & 719 Registry District of Barnstable County

NOT AN OFFICIAL COPY
LAND IN DENNIS AN OFFICIAL COPY
Henry N. Chappell, Engineer
JULY 27, 1931

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY



Copy of part of plan filed in
LAND REGISTRATION OFFICE
AUG. 19, 1931
Scale of this plan 100 feet to an inch
C. B. Humphrey, Surveyor for Court



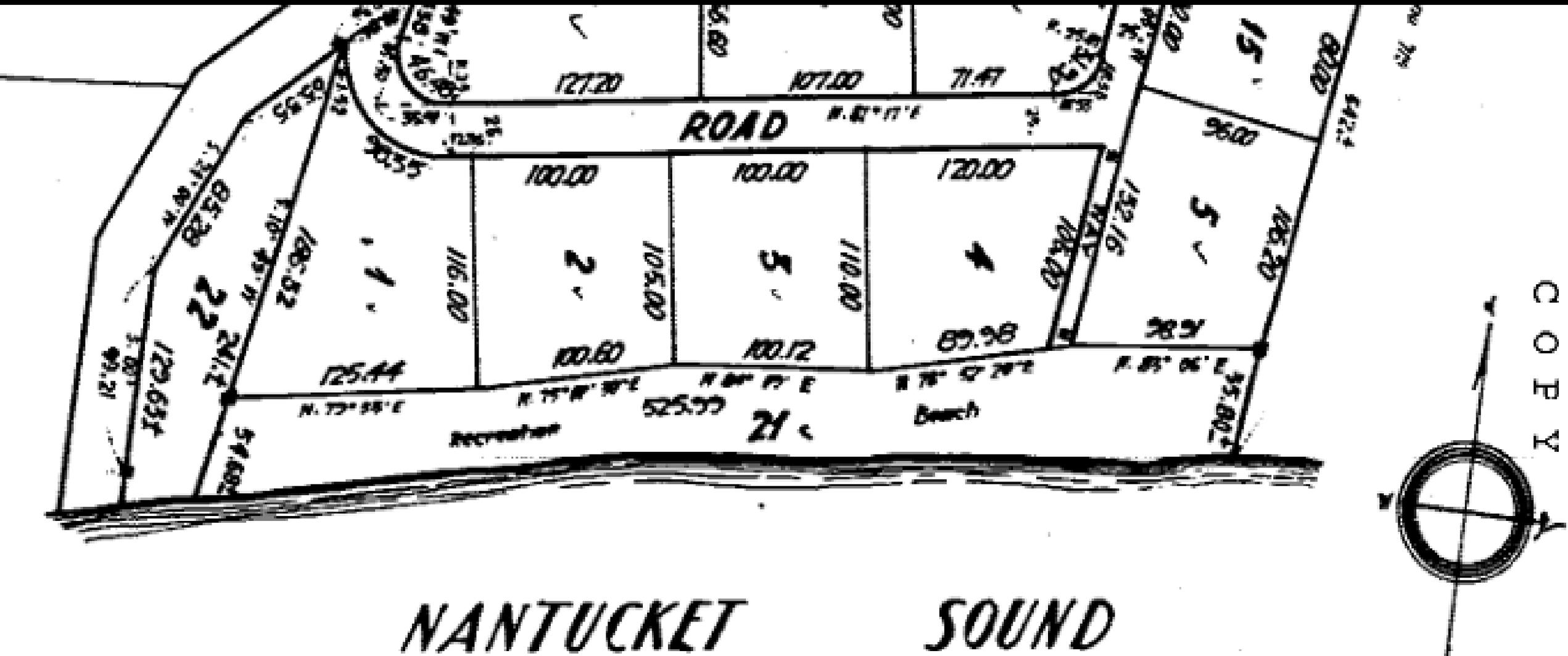
NANTUCKET SOUND

Separate certificates of title may be issued for lots 1 to 22 incl. as shown hereon by the Court
Charles Southworth
Recorder
SEPT 4, 1931

Copy of part of plan filed in
LAND REGISTRATION OFFICE
AUG. 19, 1931
Scale of this plan 100 feet to an inch
C. B. Humphrey, Surveyor for Court

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY
Henry N. Chappell, Engineer
JULY 27, 1931

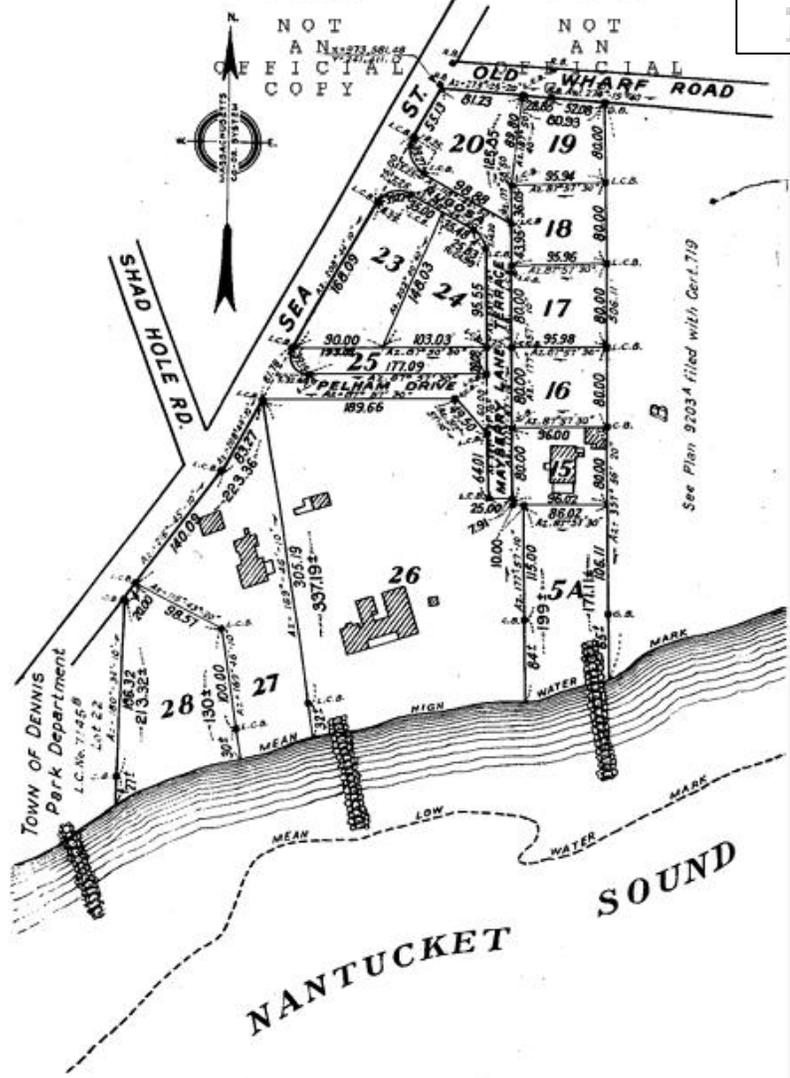
Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 AUG. 12, 1931
 Scale of this plan 100 feet to an inch
 C. B. Humphrey, Surveyor for Court



Subdivision of Lots 1-12 and 14-21 incl. Shown on Plan 7145^B
 Filed with Cert. of Title No. 2876 Registry District of Barnstable County

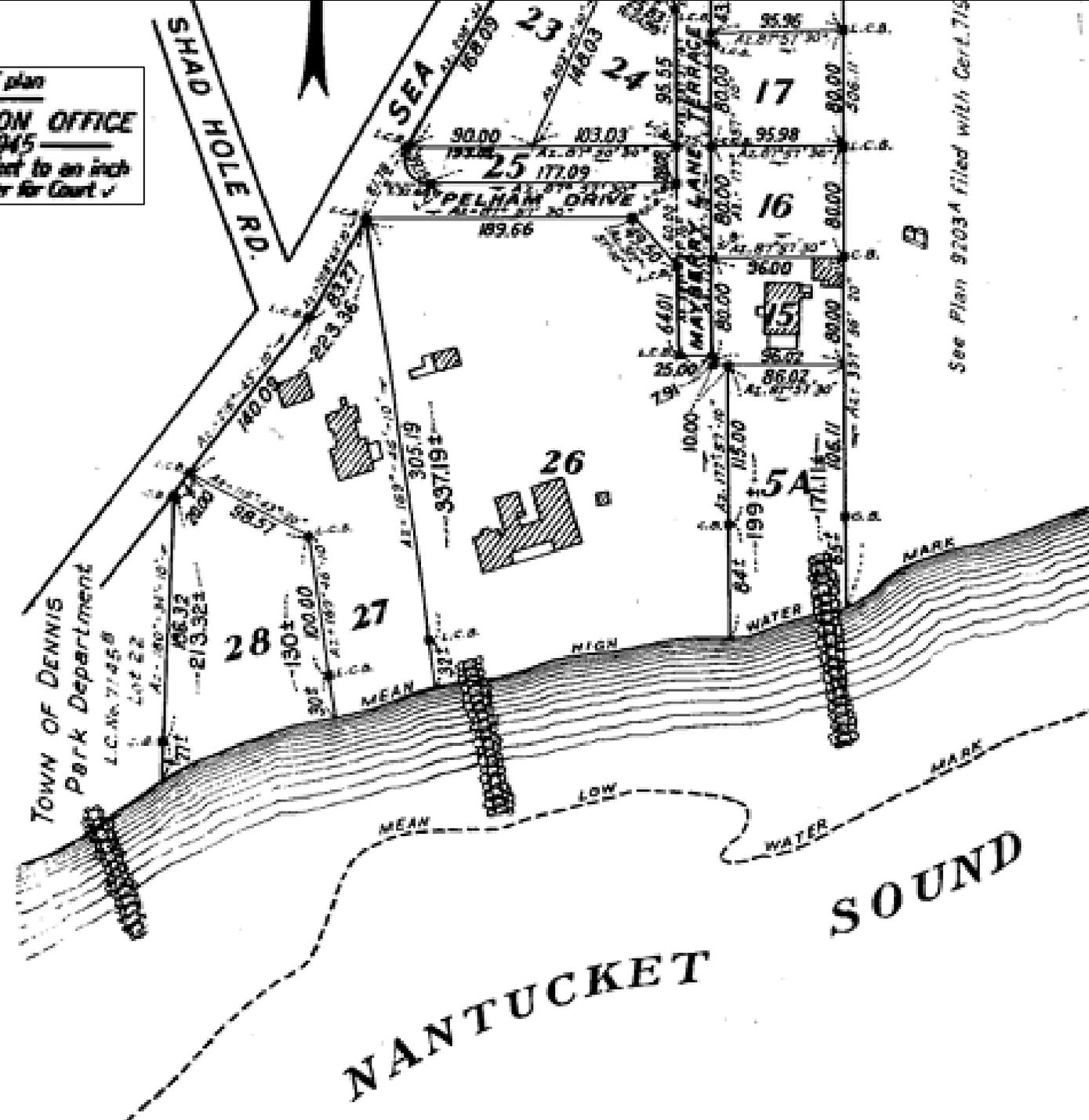
LAND IN DENNIS
 NOT AN OFFICIAL COPY
 Aug. 24, 1944
 Benjamin P. Chase, Surveyor

Cope of part of plan filed in
LAND REGISTRATION OFFICE
 MARCH 26, 1945
 Scale of this plan 100 feet to an inch
 W.T. Fairclough, Engineer for Court ✓



Separate certificates of title may be issued for Lots 5, 15 to 20, 23 to 28 incl. as shown hereon.
 By the Court
 Thomas B. [Signature]
 Nov. 19, 1948
 Deputy Recorder

Cope of part of plan filed in
LAND REGISTRATION OFFICE
 MARCH 26, 1945
 Scale of this plan 100 feet to an inch
 W.T. Fairclough, Engineer for Court ✓



See Plan 9203A filed with Cert. 719

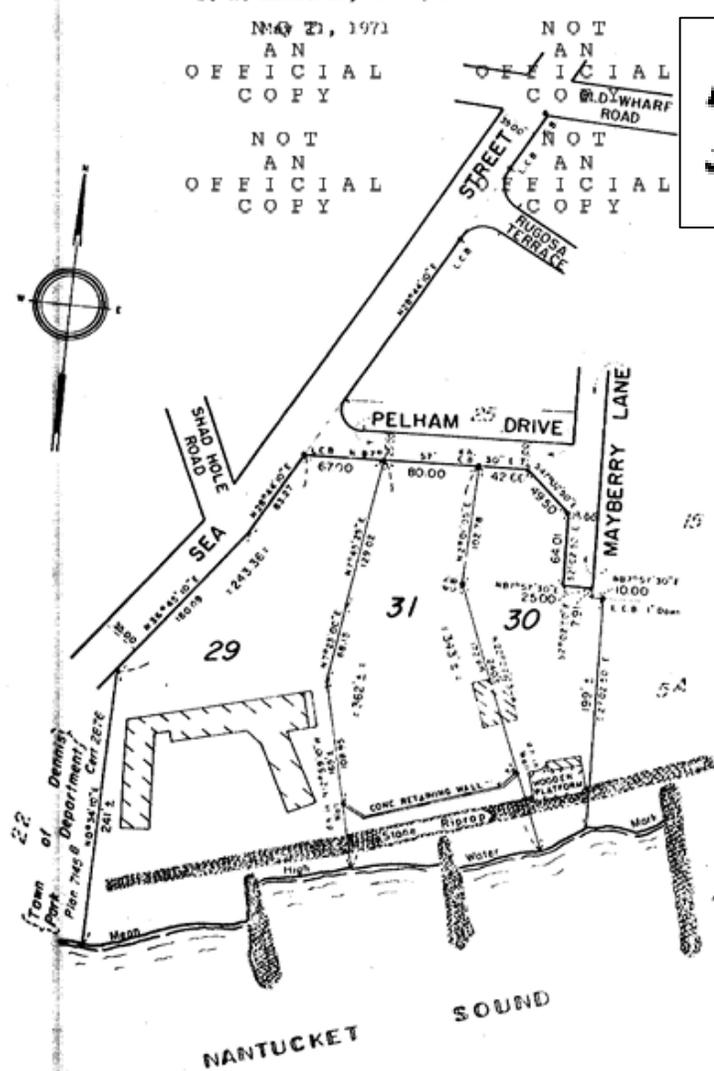
S. A. Sweetser, Surveyor

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY

7145 E

Copy of part of plan filed in LAND REGISTRATION OFFICE JUNE 29, 1971 Scale of this plan 90 feet to an inch R.L. Woodbury, Engineer for Court



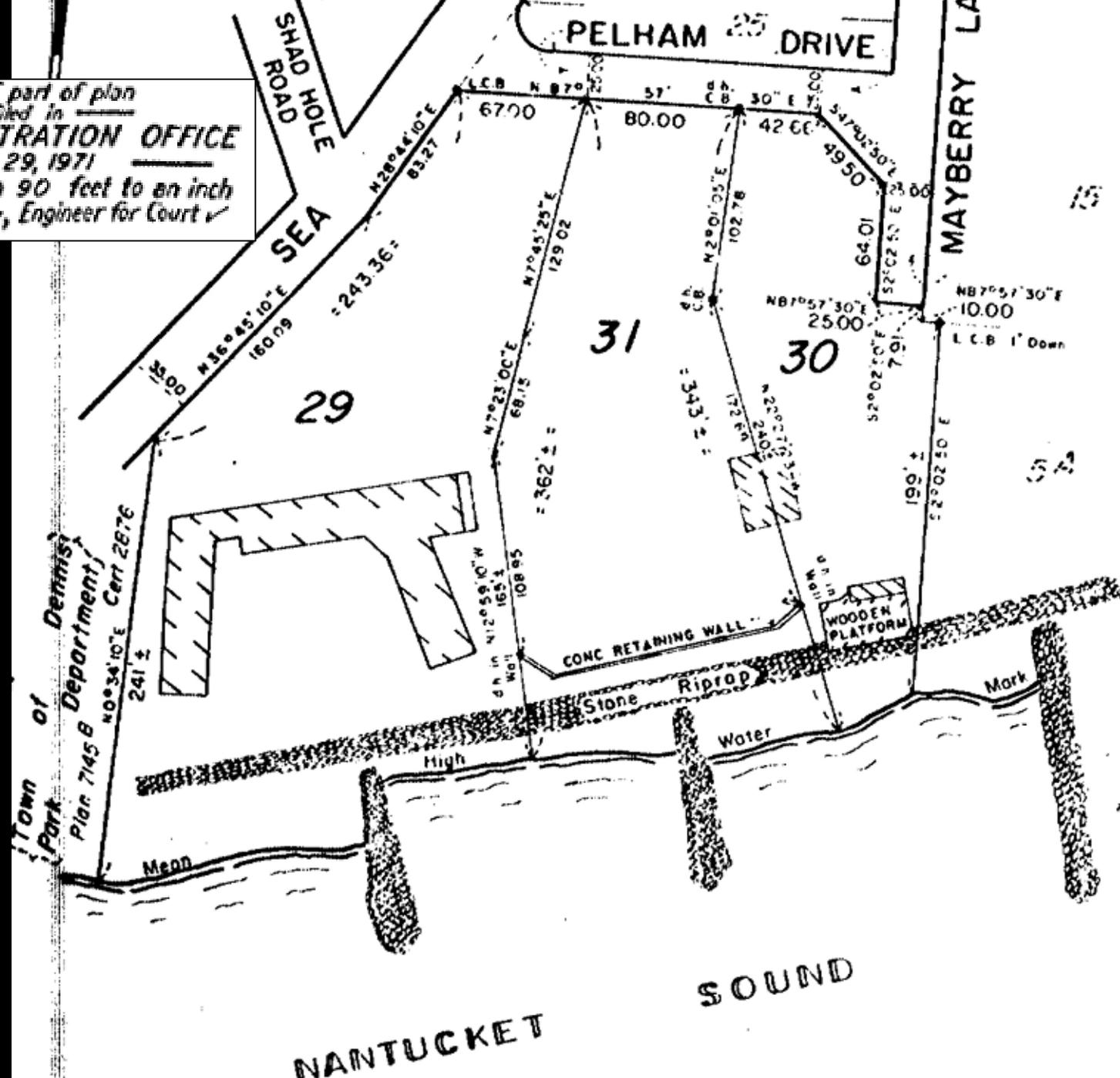
Subdivision of Lots 26, 27 & 28 Shown on Plan 7145D Filed with Cert. of Title No. 10172 Registry District of Barnstable County

Separate certificates of title may be issued for land shown herein as lots 29, 30 and 31 By the Court.

JUNE 29, 1971

Margaret M. Galy Recorder

Copy of part of plan filed in LAND REGISTRATION OFFICE JUNE 29, 1971 Scale of this plan 90 feet to an inch R.L. Woodbury, Engineer for Court



Town of Dennis, Dept. of Public Works Plan 7145 E Cert 2876

NANTUCKET

SOUND

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).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
302-39-0	7 ASPEN LANE	DE	MAITINO DOM

Detail Information [Zoom To](#)

CAMA ID	302-39-0
MapPar	302-39
Key	12431
Fiscal Year	2026
Extension	0
Address	7 ASPEN LANE
Village	DE
Property Type	R
Owner	MAITINO DOMENIC A ET UX
Co-Owner	MAITINO KATHLEEN M
Owner Address	6 GAVIN CIRCLE
Owner City	STONEHAM
Owner State	MA
Owner Zip	02180
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	07/26/10 00:00:00
Book	24706
Page	138
Certificate	
Last Sale Price	350000.0000
Total Value	\$744,300.00
Land Value	\$329,400.00
Building Value	\$414,900.00
Detached Building Value	\$0.00
Acres	0.27
Prev Year Total Value	\$701,000.00



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).

Places of Interest

Labels

Assessors Maps

Village Boundaries (updated 2025)

Hiking/Walking Trailways

Environmental Justice 2020 (updated 2021)

Zoning

Historic Districts

Condo and Cottage Colonies

Infrastructure Points

2020 Aerial Planimetrics

Hurricane SLOSH

FEMA Flood Zones

- FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
- FEMA Flood Zone 2014 - AE
 - AE
- FEMA Flood Zone 2014 - VE
 - VE

Voting Precincts

Elevation

MassDEP Regulated Areas

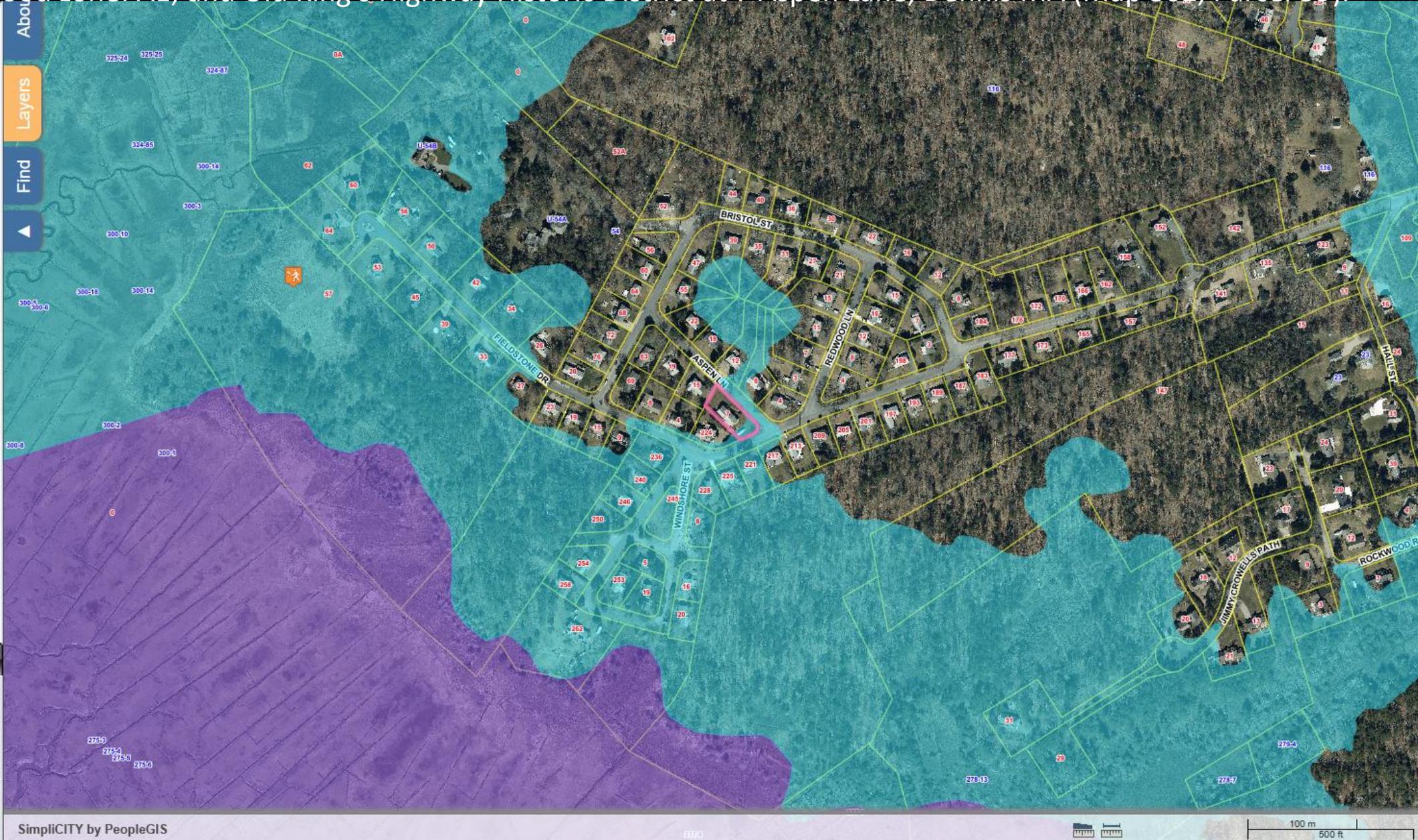
MA NHESP Certified Vernal Pools

MA NHESP Potential Vernal Pools

NHESP 8-1-2021 Estimated Habitat Rare

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



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).

- Places of Interest
- Labels
- Assessors Maps
- Village Boundaries (updated 2025)
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 - FEMA Flood Zone 2014 - 0.2%
0.2% Chance
 - FEMA Flood Zone 2014 - AE
AE
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VE
- Voting Precincts
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 - Town Base Map



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).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
302-39-0	7 ASPEN LANE	DE	MAITINO DOM

Detail Information [Zoom To](#)

Key	12431
Fiscal Year	2026
Extension	0
Address	7 ASPEN LANE
Village	DE
Property Type	R
Owner	MAITINO DOMENIC A ET UX
Co-Owner	MAITINO KATHLEEN M
Owner Address	6 GAVIN CIRCLE
Owner City	STONEHAM
Owner State	MA
Owner Zip	02180
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	07/26/10 00:00:00
Book	24706
Page	138
Certificate	
Last Sale Price	350000.0000
Total Value	\$744,300.00
Land Value	\$329,400.00
Building Value	\$414,900.00
Detached Building Value	\$0.00
Acres	0.27
Prev Year Total Value	\$701,000.00
Property Card	PK Field Card



7 Aspen Rd
Dennis, Massachusetts
[View on Google Maps](#)











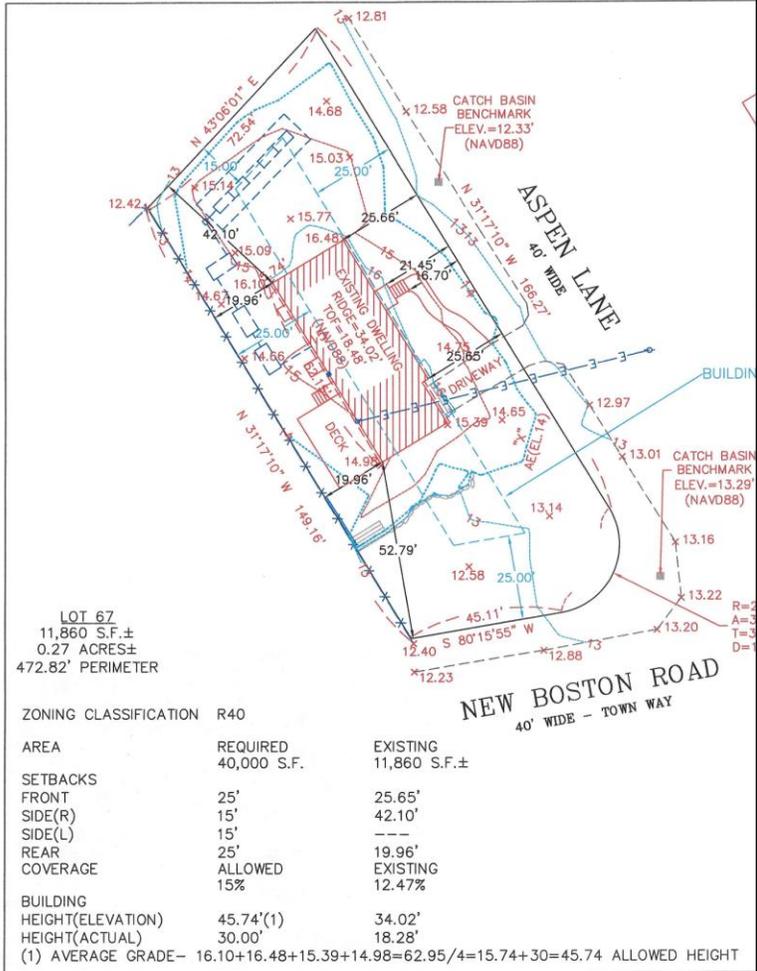
7 ASPEN LN RENOVATION 2025

The exterior scope of project to include: All new windows, doors, siding, decking, railings and stairs, lighting, raising roof with front dormers and 2' extension of garage front wall adding 28 (ft²) for conversion to bedrooms with closets. Add new side deck/walkway and bulkhead enclosure.

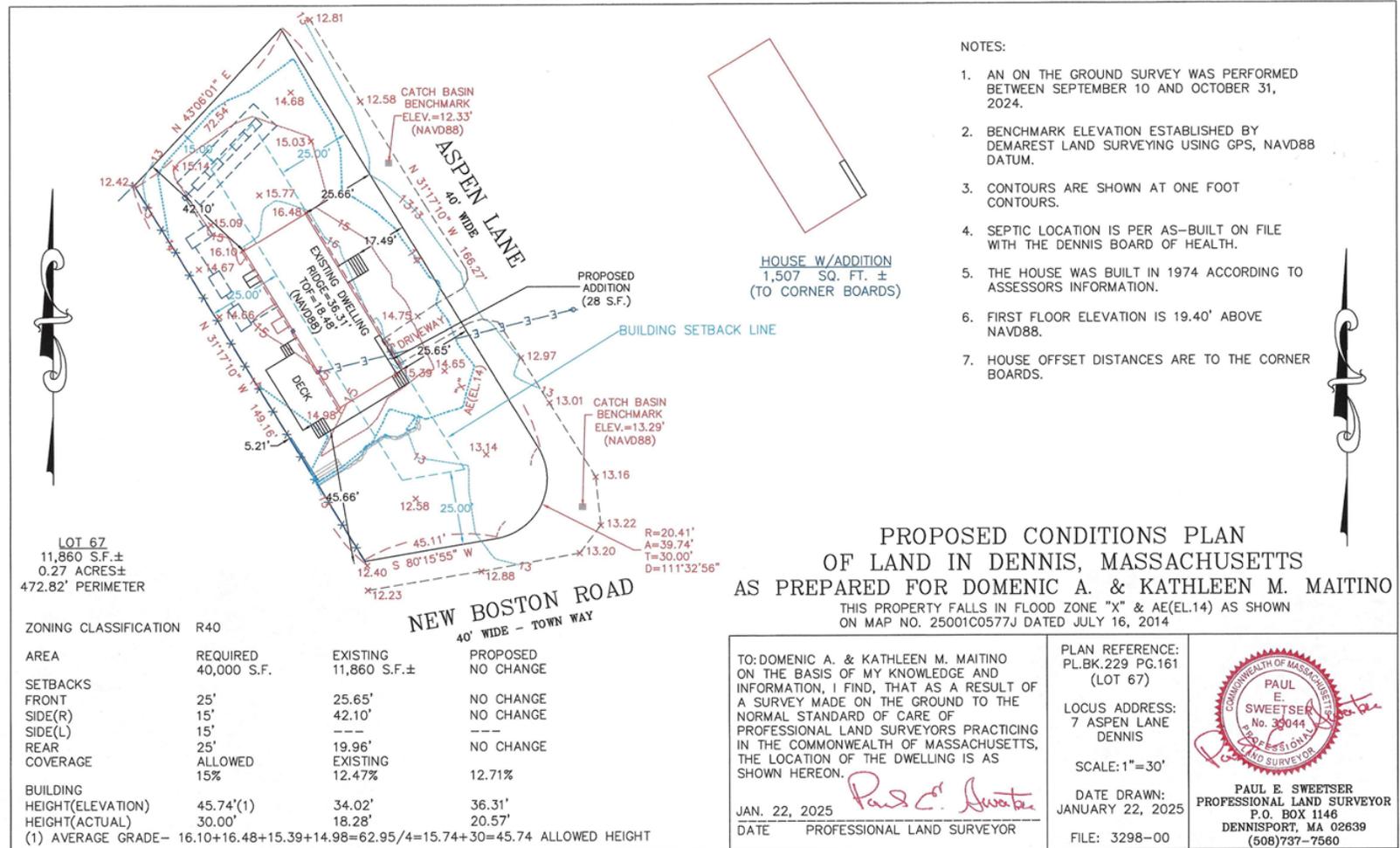
Interior scope of project: New basement footings for structural beam elements, new first floor plan configuration to include primary bedroom/ensuite bath, laundry/storage, full bath, kitchen/living/dining open concept. New HVAC, insulation, walls, doors, floors, electrical/plumbing as needed, and raise ceilings. Demolition as needed.

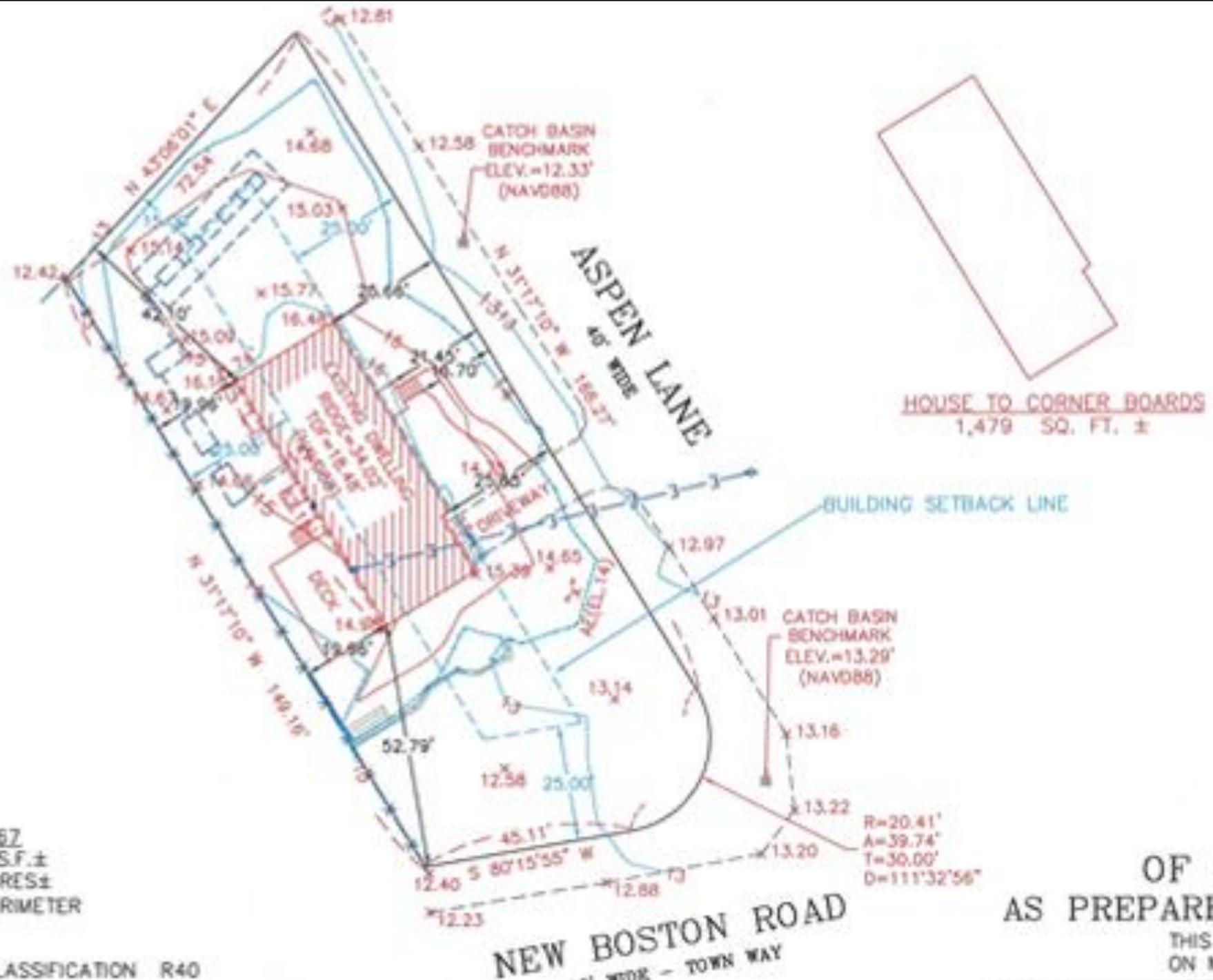
A Special Permit is requested for the purpose of adding additional outdoor deck space of approximately 87 (ft²) within the rear setback and raising the building height per elevation drawings of approximately 2'. This Special Permit request is required per 2.4.1.2 for alteration to a non-conforming structure that will increase footprint and height.

EXISTING



PROPOSED PLAN





NOTES:

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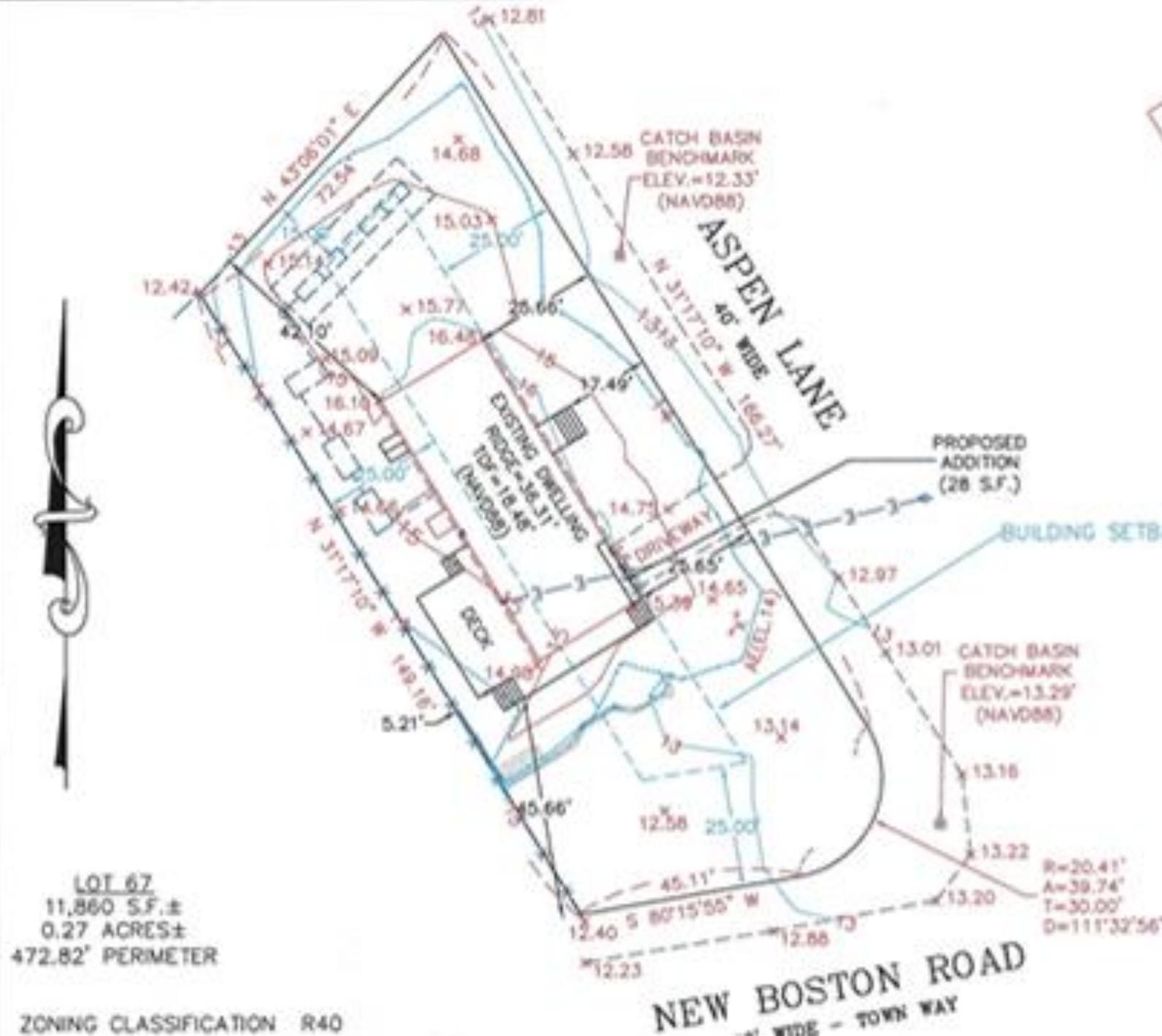
HOUSE TO CORNER BOARDS
1,479 SQ. FT. ±

LOT 67
11,860 S.F. ±
0.27 ACRES ±
472.82' PERIMETER

ZONING CLASSIFICATION R40

EXISTING C
OF LAND IN DE
AS PREPARED FOR DOME

THIS PROPERTY FALLS IN F
ON MAP NO. 25001C0577J



HOUSE W/ ADDITION
 1,507 SQ. FT. ±
 (TO CORNER BOARDS)

NOTES:

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LOT 67
 11,860 S.F. ±
 0.27 ACRES ±
 472.82' PERIMETER

ZONING CLASSIFICATION R40

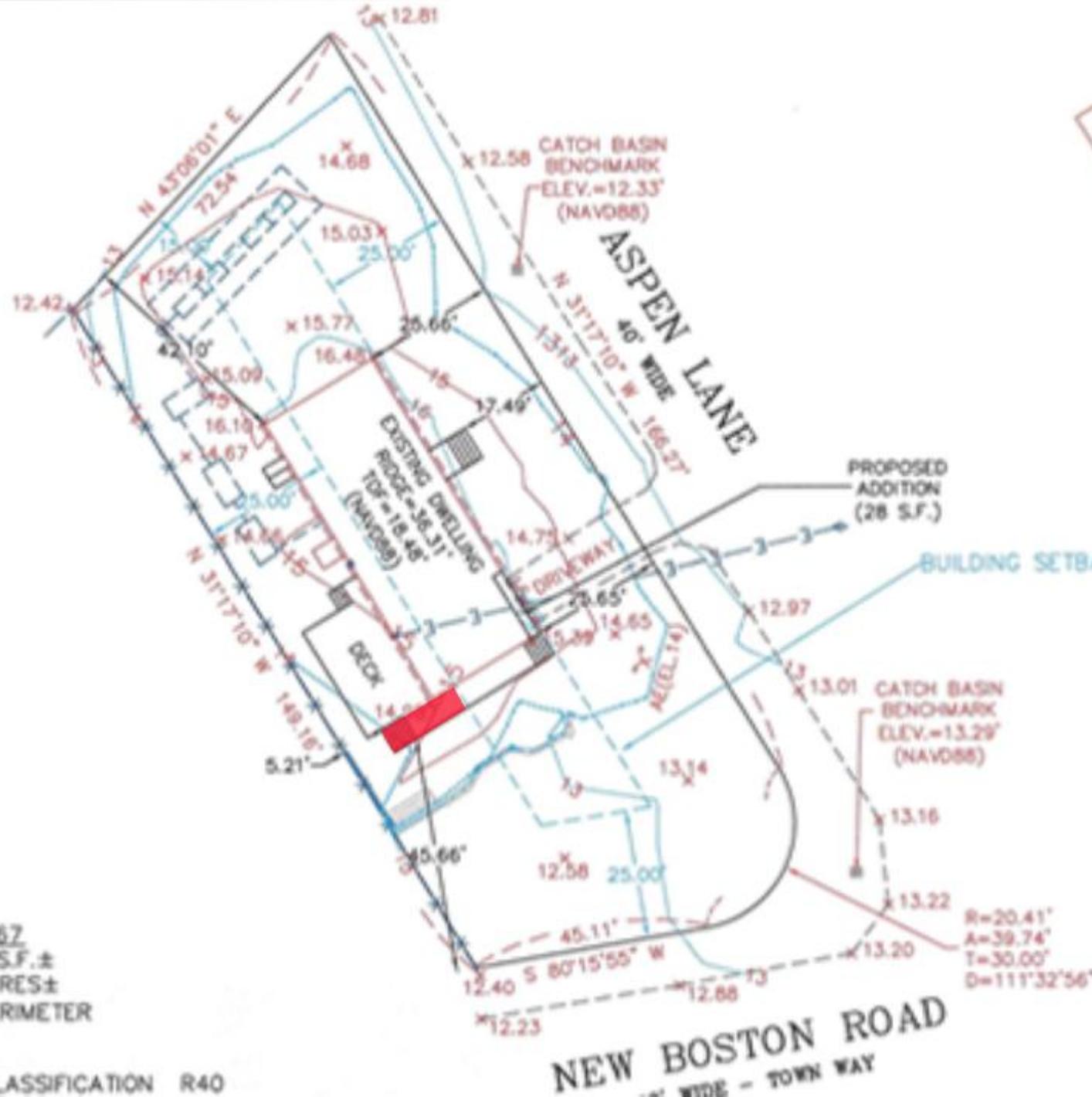
PROPOSED
OF LAND IN DE
AS PREPARED FOR DOME

THIS PROPERTY FALLS IN F
 ON MAP NO. 25001C0577J



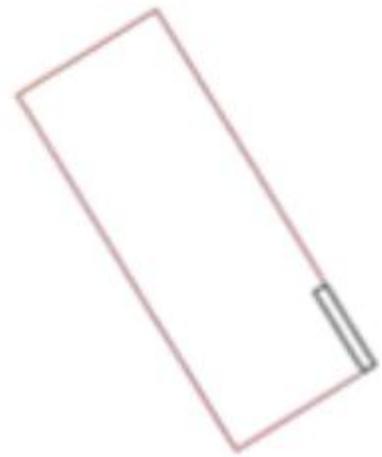
LOT 67
 11,860 S.F. ±
 0.27 ACRES ±
 472.82' PERIMETER

ZONING CLASSIFICATION R40



NOTES:

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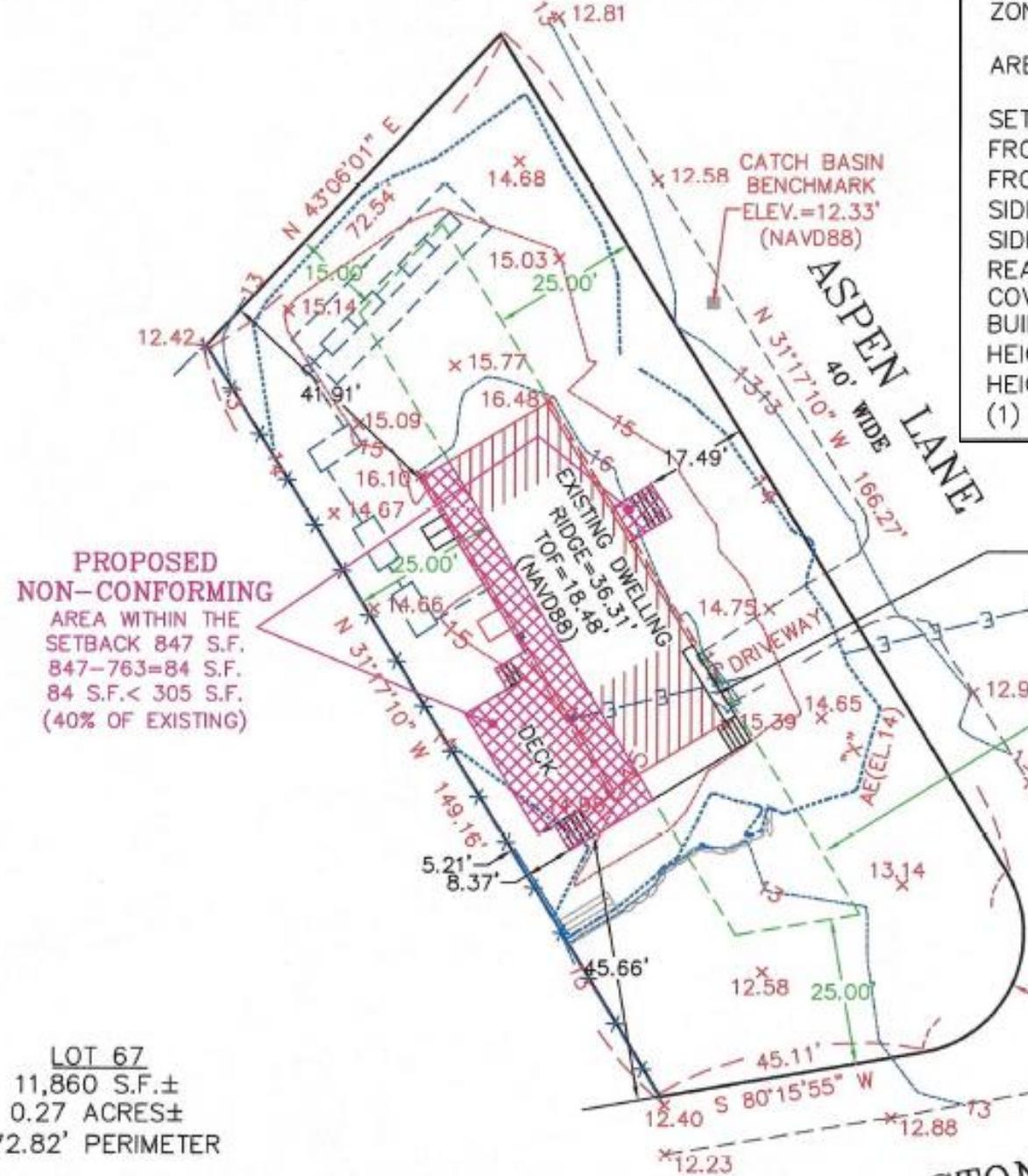


PROPOSED
 OF LAND IN DE
 AS PREPARED FOR DOME

THIS PROPERTY FALLS IN F
 ON MAP NO. 25001C0577J

NEW BOSTON ROAD
40' WIDE - TOWN WAY

ZONING CLASSIFICATION	AREA	REQUIRED	EXISTING	PROPOSED
R40		40,000 S.F.	11,860 S.F.±	NO CHANGE
SETBACKS				
FRONT	25'	25.00'	NO CHANGE	
FRONT STAIRS		16.70'	17.49'	
SIDE(R)	15'	41.91'	NO CHANGE	
SIDE(L)	15'	47.35'(DECK)	45.66'(DECK)	
REAR	25'	5.16'(DECK)	5.21'(DECK)	
COVERAGE	ALLOWED	EXISTING		
BUILDING	15%	13.20%	13.44%	
HEIGHT(ELEVATION)	45.74'(1)	34.02'	36.44'	
HEIGHT(ACTUAL)	30.00'	18.28'	20.57'	
(1) AVERAGE GRADE - $16.10+16.48+15.39+14.98=62.95/4=15.74+30=45.74$ ALLOWED HEIGHT				



PROPOSED NON-CONFORMING AREA WITHIN THE SETBACK
 847 S.F.
 $847-763=84$ S.F.
 84 S.F. < 305 S.F.
 (40% OF EXISTING)

HOUSE W/ADDITION
 1,594 SQ. FT. ±

PROPOSED ADDITION
 (28 S.F.)

BUILDING SETBACK LINE

CATCH BASIN BENCHMARK
 ELEV.=13.29'
 (NAVD88)

R=20.41'
 A=39.74'
 T=30.00'
 D=111°32'56"

LOT 67
 11,860 S.F.±
 0.27 ACRES±
 472.82' PERIMETER

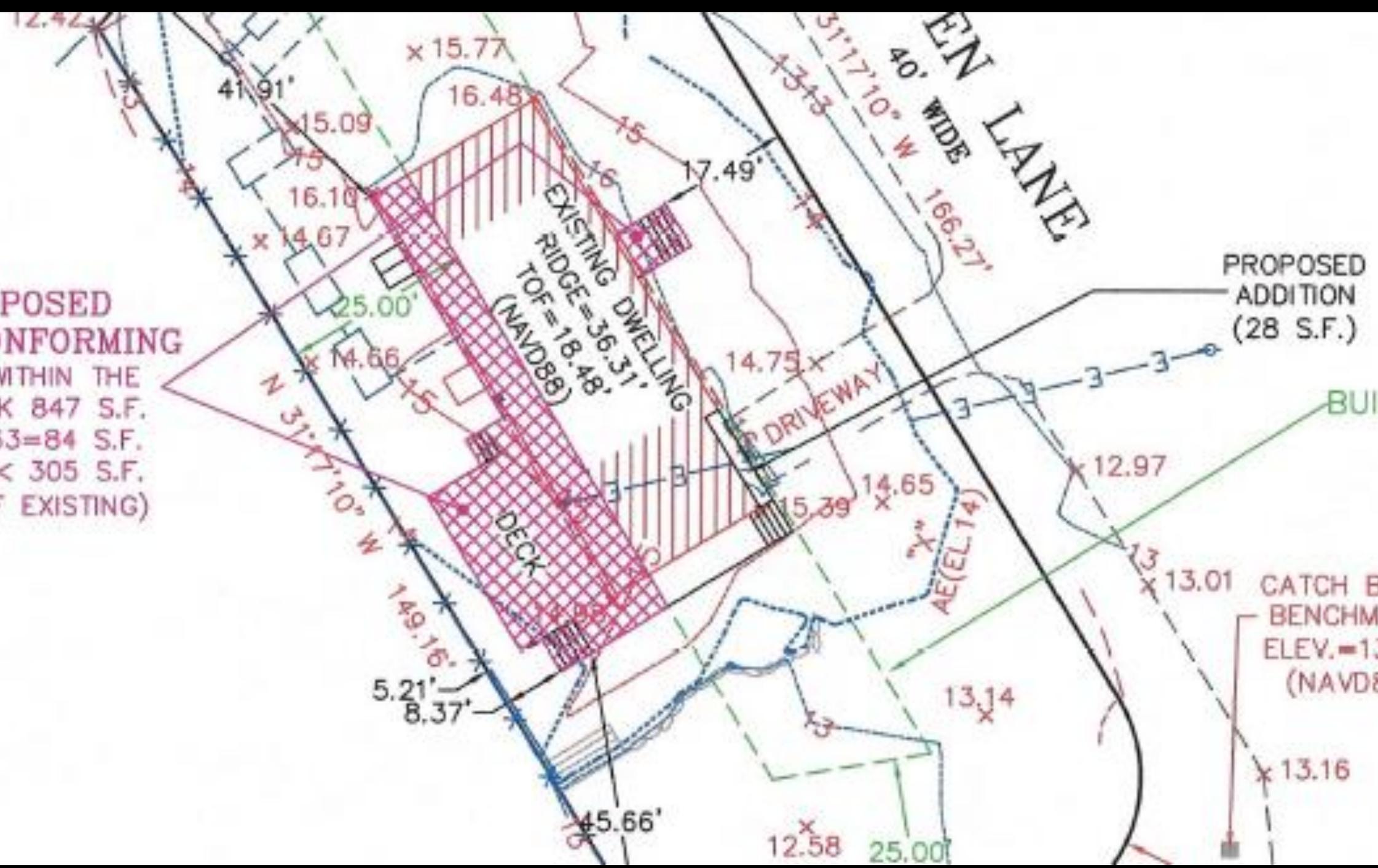
ZONING CLASSIFICATION R40

NEW BOSTON ROAD
 40' WIDE - TOWN WAY

PROPOSED OF LAND IN D
 AS PREPARED FOR DOM

THIS PROPERTY FALLS IN
 ON MAP NO. 25001C0577

**PROPOSED
NON-CONFORMING
AREA WITHIN THE
SETBACK 847 S.F.
847-763=84 S.F.
84 S.F.< 305 S.F.
(40% OF EXISTING)**



MAITINO RESIDENCE

7 Aspen Lane
Dennis, MA



Google Street View

Design Objectives

- New exterior envelope including front dormers, garage front extension with side deck/walkway, and bulkhead enclosure.
- New basement footings for structural beam elements.
- New first floor plan configuration to include primary bedroom/ensuite bath, laundry/storage, full bath, kitchen/living/dining open concept, garage conversion to bedrooms with closets.

Domenic &
Kathleen Maitino
7 Aspen Lane
Dennis, MA 02638



- GENERAL NOTES (UNLESS OTHERWISE SPECIFIED)**
- The owner and/or contractor assumes full responsibility to ensure all construction conforms to 780 CMR 21.00 Massachusetts Residential Code (Massachusetts State Building Code Six Edition Residential Volume), AFPA Wood Frame Construction Manual 1:10 NPS Exposure B 2006, ICC & Wood Deck Guide 2018, IRC 2018 & latest Massachusetts amendments to the IRC, applicable local codes, laws, bylaws, rules, regulations and ordinances of the town of Dennis as well as current local best practices.
 - All drawings represent a graphical representation of the project and its elements depicting intended locations only.
 - All labeled dimensions take precedent over graphical scale shown. All existing condition dimensions shall be verified in the field and adjusted as necessary in accordance with drawing intent. All measured dimensions for each particular assembly and location shall be verified in accordance with project intent.
 - All windows, doors, proprietary products/systems, fixtures, hardware, etc. shall be installed per respective manufacturer's specifications.
 - All framing lumber to be minimum #2 grade Hem-Fir or equivalent. All LVL Lumber beams to be minimum 1.5in L/240 deflection & installed per manufacturer's specifications. All T&E Truss Joist installed per manufacturer's specifications.
 - All ext. fasteners exposed to weather shall be hot dipped galv. or stainless steel.
 - All existing foundation, floor, wall, roof, etc. structure to remain for use in new construction shall be continuously, safely and securely protected, weatherproofed, shored and braced, etc. as required until the whole structure is sound.
 - All existing material to remain for use in new construction shall be continuously, safely and securely stored and/or protected until reuse.
 - When cutting and patching or unless otherwise noted, new interior and exterior finish materials shall match existing in quality, style, size and detail.
 - New Day Design shall be notified of any discrepancies, ambiguities or inconsistencies.



1 PROPOSED RENDERING
SCALE: N.T.S.



TABLE OF CONTENTS	
COVER	3D PERSPECTIVE RENDERINGS
A1.0	ENVELOPE
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	INTERIOR KITCHEN ELEVATION
A2.3	INTERIOR BEDROOM ELEVATION
A4.1	3D RENDERING

PROJECT TITLE:
Renovation, Remodel

SHEET TITLE:
3D Perspective Renderings

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



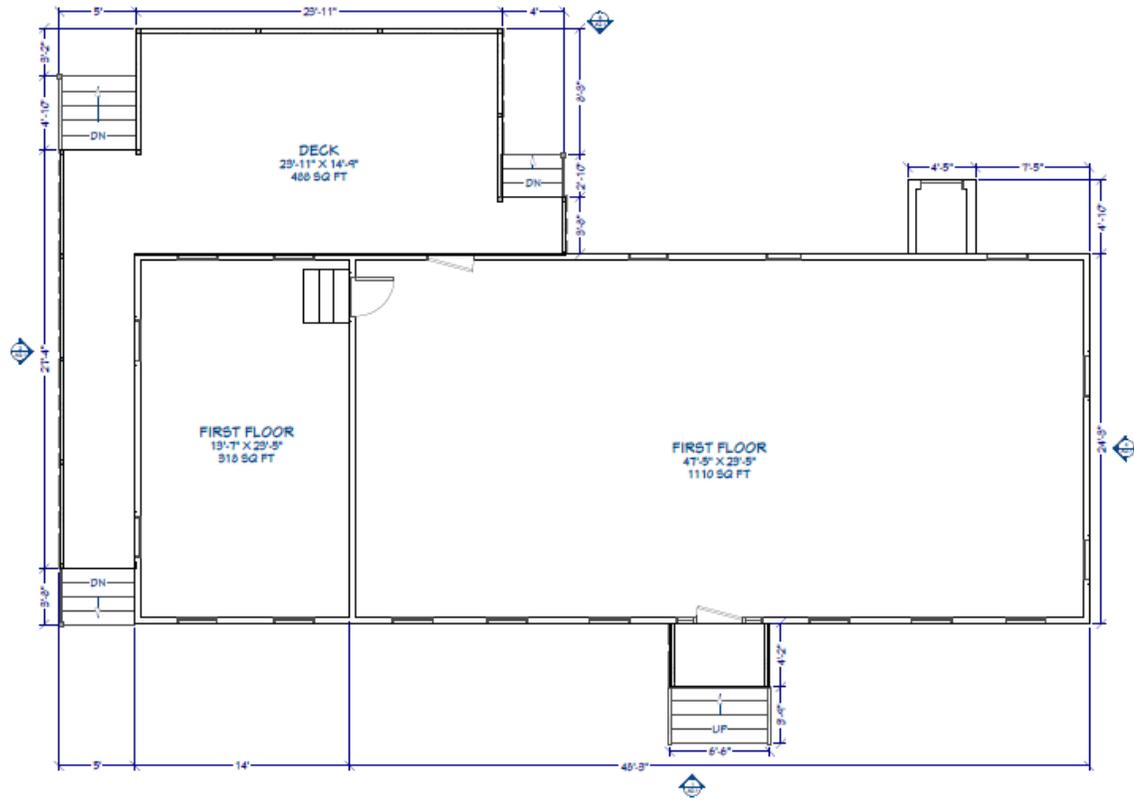
Drawing Set:
Permit
Scale:
Date: 7/6/2025
Drawn By: JTD
Cover

General Description Notes:

The demolition scope is to remove all existing items conflicting with new work whether shown or not.

All demolition to be completed in a manner that maintains structural integrity of the existing house.

Provide sufficient continuous structural support shoring and bracing as required for all items prior to removal/replacement/ expansion. Ensure support remains in place until whole structure is sound.



1 PROPOSED ENVELOPE
SCALE: 1/4" = 1'-0"

LEGEND

-  EXISTING TO REMAIN
-  DEMO
-  PROPOSED

- 2nd Wall Types:**
-  Siding to match existing, house wrap, 1/2" CDX Plywood, 2"x4" studs @ 16" O.C. w/min. R20 insulation, 1/2" gypsum board, finish per owner.
 -  2"x4" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.

- 2nd Wall Types:**
-  Siding to match existing, house wrap, 1/2" CDX Plywood, 2"x4" studs @ 16" O.C. w/min. R20 insulation, 1/2" gypsum board, finish per owner.
 -  2"x4" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.

- Framing Notes (refer to page A5.1):**
- Floor to foundation connector; Detail G
 - Sill plate to foundation assembly; Detail J
 - Studs & headers; Detail F
 - Narrow wall bracing; Detail E
 - Corner stud hold down; Detail M
 - Plate to stud connection; Detail A

- Door/Window Notes:**
- Det. window & door dimensions from outside face of foundation or frame.
 - Door manufacturer, type, style, hardware, screen/storm, trim, finish, colors, etc. per owner selection. Install per mfg specs.

Domenic & Kathleen Maitino
7 Aspen Lane
Dennis, MA 02635



- GENERAL NOTES (UNLESS OTHERWISE SPECIFIED):**
- The owner and/or contractor assumes full responsibility to ensure all construction conforms to 780 CMR 51.00 Massachusetts Residential Code (Massachusetts State Building Code 9th Edition Residential Volume), AFPA Wood Frame Construction Manual 133 NRI Exposure B 2006, CCA 6 Wood Deck Guide 2016, IRC 2018 & latest Massachusetts amendments to the IRC, applicable local code, laws, bylaws, rules, regulations and ordinances of the town of Dennis as well as current local best practices.
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 - All windows, doors, proprietary products/systems, fixtures, hardware, etc. shall be installed per respective manufacturer's specifications.
 - All framing lumber to be minimum #2 grade Hem-Fir or equivalent. All LVL Lumber beams to be minimum 1/4" deflection & treated per manufacturer's specifications. All TJI Truss Joists installed per manufacturer's specifications.
 - All ext. fasteners exposed to weather shall be hot dipped galv. or stainless steel.
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PROJECT TITLE:
Renovation, Remodel

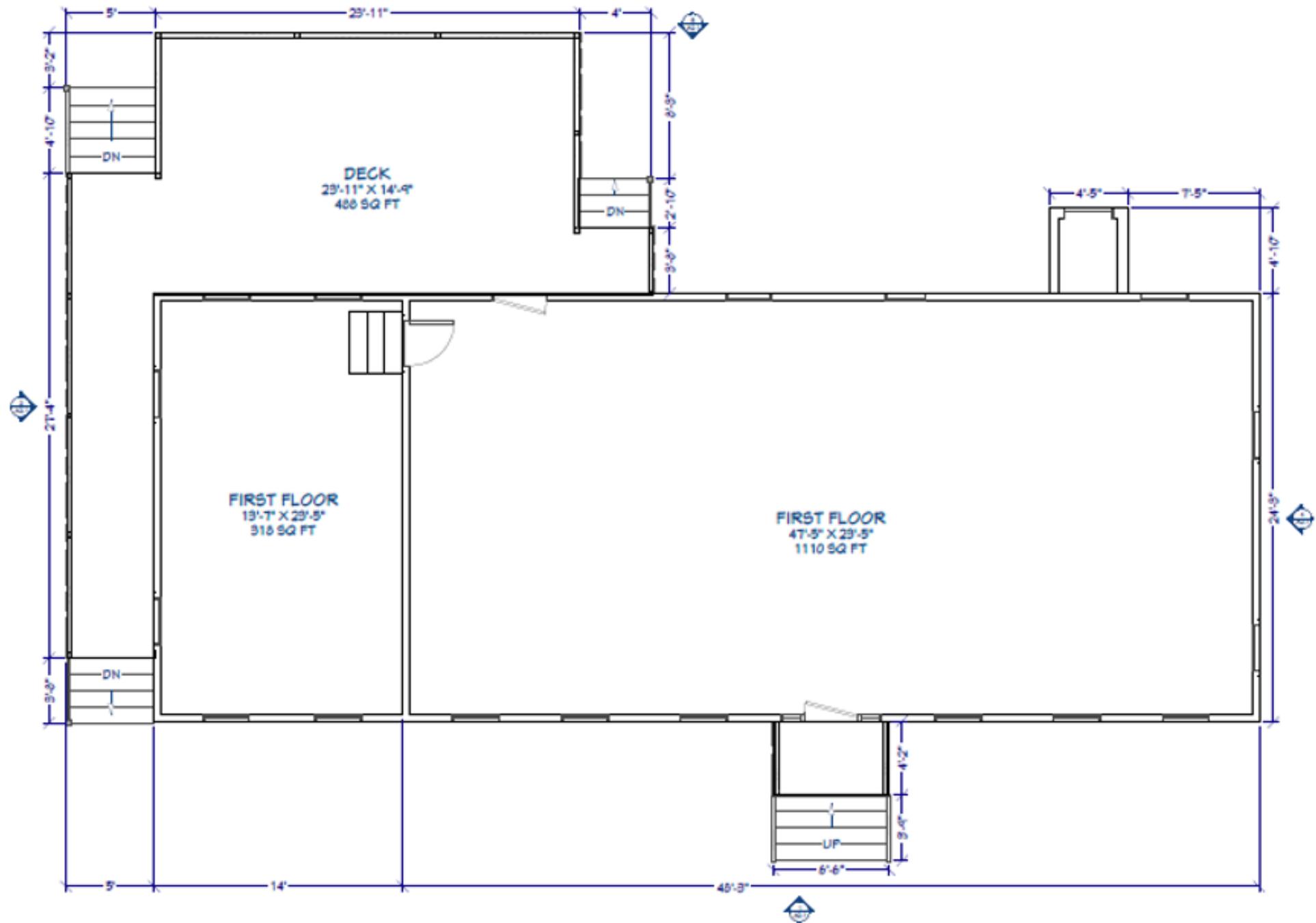
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Envelope

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



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Permit
Scale:
1/4" = 1'-0"
Date:
7/6/2025
Drawn By:
JTD

A1.0

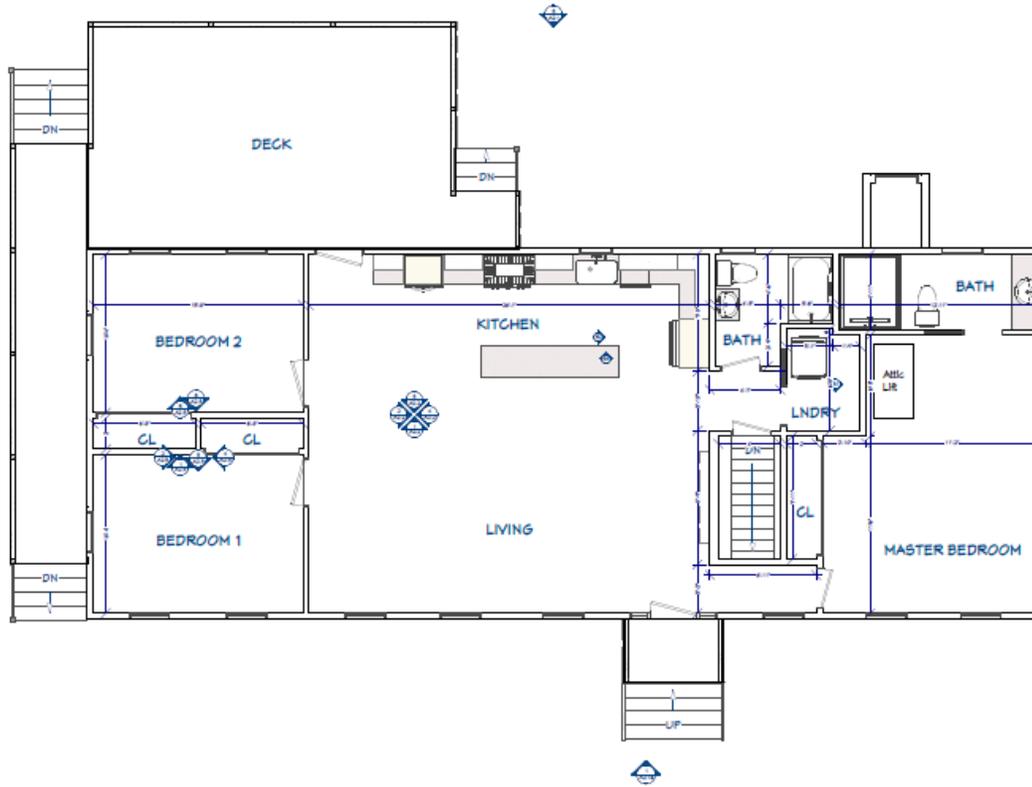


General Demolition Notes:

The demolition scope is to remove all existing items conflicting with new work whether shown or not.

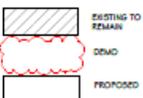
All demolition to be completed in a manner that maintains structural integrity of the existing house.

Provide sufficient continuous structural support shoring and bracing as required for all items prior to removal/replacement/expansion. Ensure support remains in place until whole structure is sound.



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND



2nd Wall Types:
 Siding to match existing, house wrap, 1/2" CDX Plywood, 2"x4" studs @ 16" O.C. w/min. R20 insulation, 1/2" gypsum board, finish per owner.
 2"x4" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.

2nd Wall Types:
 Siding to match existing, house wrap, 1/2" CDX Plywood, 2"x6" studs @ 16" O.C. w/min. R20 insulation, 1/2" gypsum board, finish per owner.
 2"x6" studs @ 16" O.C., 1/2" gypsum board both sides, finish per owner.

Framing Notes (refer to page A5.1):
 - Floor to foundation connector; Detail G
 - Sill plate to foundation assembly; Detail J
 - Studs & headers; Detail F
 - Narrow wall bracing; Detail E
 - Corner stud hold down; Detail M
 - Plate to stud connection; Detail A

Door/Window Notes:
 - Det. window & door dimensions from outside face of foundation or frame.
 - Door manufacturer, type, style, hardware, screen/storm, trim, finish, colors, etc. per owner selection. Install per mfg specs.

Domenic & Kathleen Maitino

7 Aspen Lane
Dennis, MA 02638



GENERAL NOTES (UNLESS OTHERWISE SPECIFIED)

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- All windows, doors, proprietary products/systems, fixtures, hardware, etc. shall be installed per respective manufacturer's specifications.
- All framing lumber to be minimum #2 grade Hem-Fir or equivalent. All LVL Lumber beams to be minimum 1.5x L/360 deflection & installed per manufacturer's specifications. All T&E Truss Joists installed per manufacturer's specifications.
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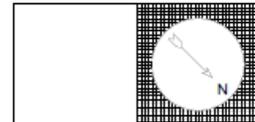
PROJECT TITLE:

Renovation, Remodel

SHEET TITLE:

Floor Plan

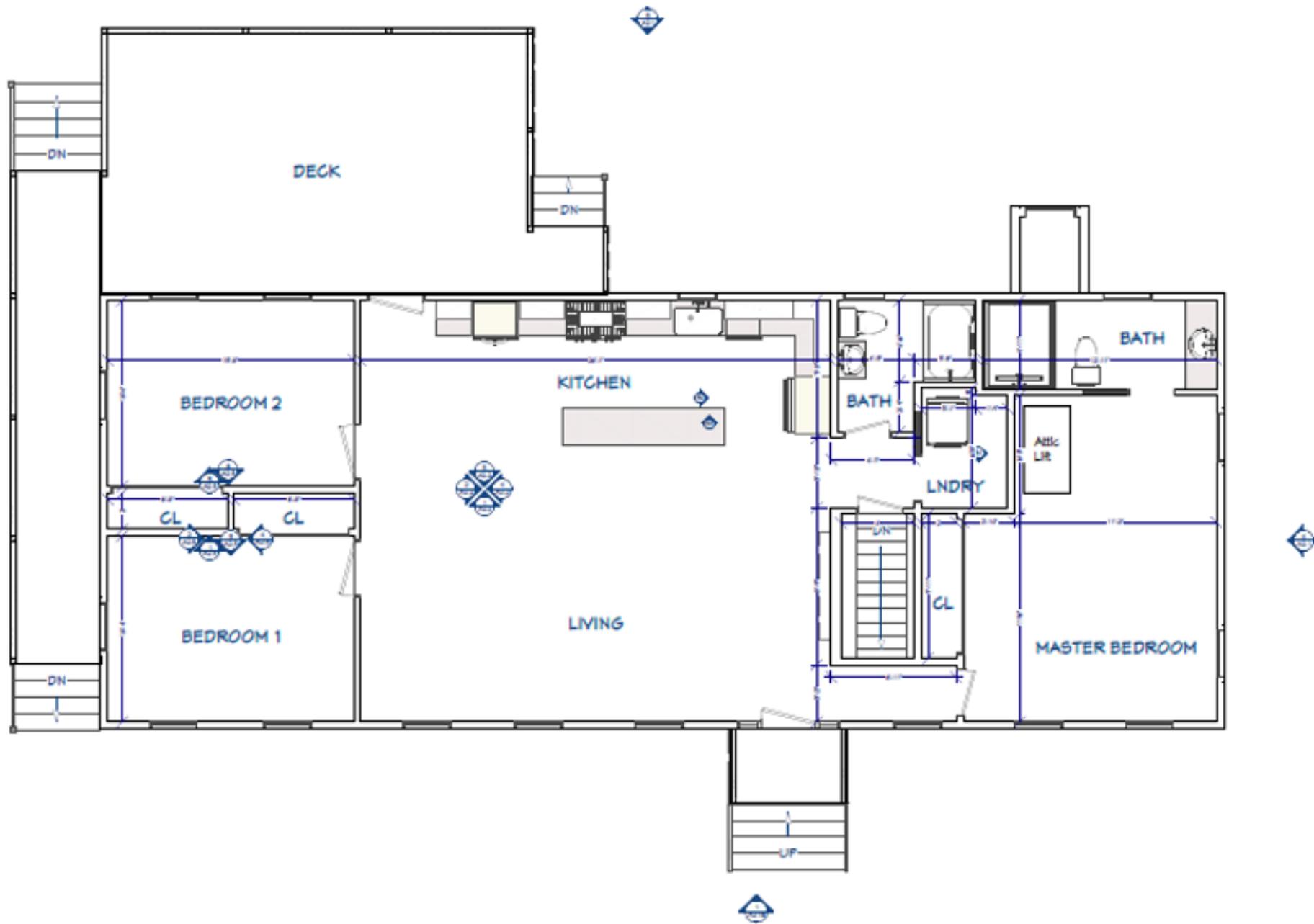
REVISION TABLE		
NUMBER	DATE	DESCRIPTION



Drawing Set:

Permit
 Scale:
 1/4" = 1'-0"
 Date:
 7/6/2025
 Drawn By:
 JTD

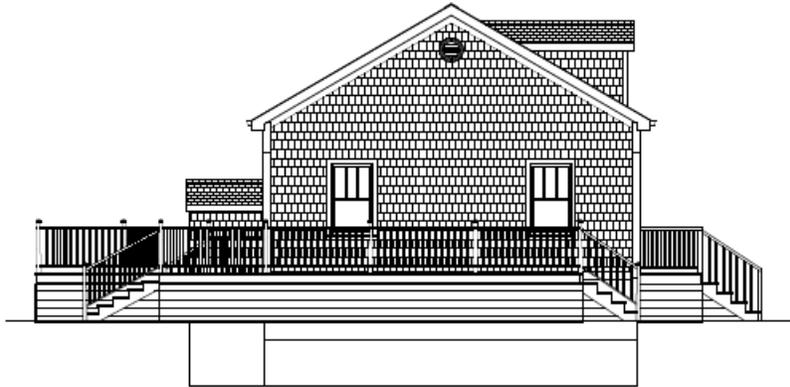
A1.1



1 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Notes:

- For all openings: install continuous ext. metal head flashing. Surround opening w/ycor or equiv.
- Window manufacturer, type, style, efficiency, lites, hardware, screen, trim, finish, colors, etc. per owner selection. Install per mfg specs.

All exterior corner board, fascia, soffit, window/door trim material, size, color per owner selection. Install per mfg specs.

**Domenic &
Kathleen Maitino**
7 Aspen Lane
Dennis, MA 02638



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- All framing lumber to be minimum #2 grade Hem-Fir or equivalent. All LVL Lumber beams to be minimum L=1/240 deflection & installed per manufacturer's specifications. All TJI Truss Joists installed per manufacturer's specifications.
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- All existing foundation, floor, wall, roof, etc. structure to remain for use in new construction shall be continuously, safely and securely protected, weatherproofed, staked and braced, etc. as required until the whole structure is sound.
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PROJECT TITLE:

Renovation, Remodel

SHORT TITLE:

Exterior Elevations

REVISION TABLE

NUMBER	DATE	DESCRIPTION

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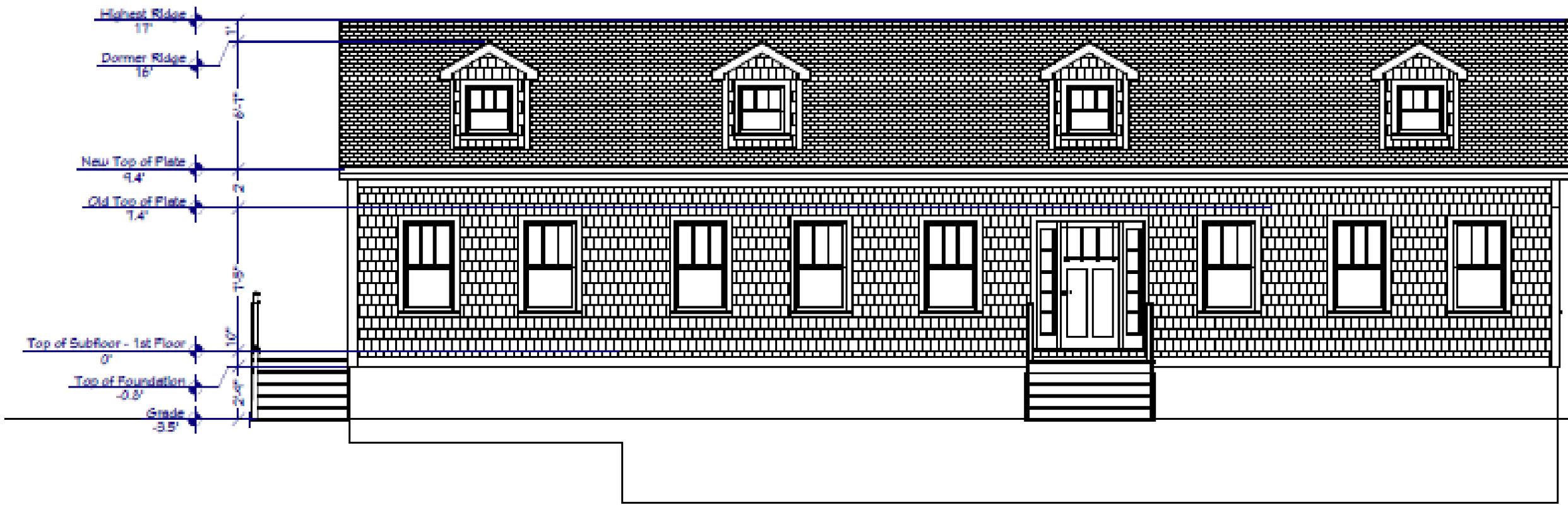
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Date: 7/6/2025

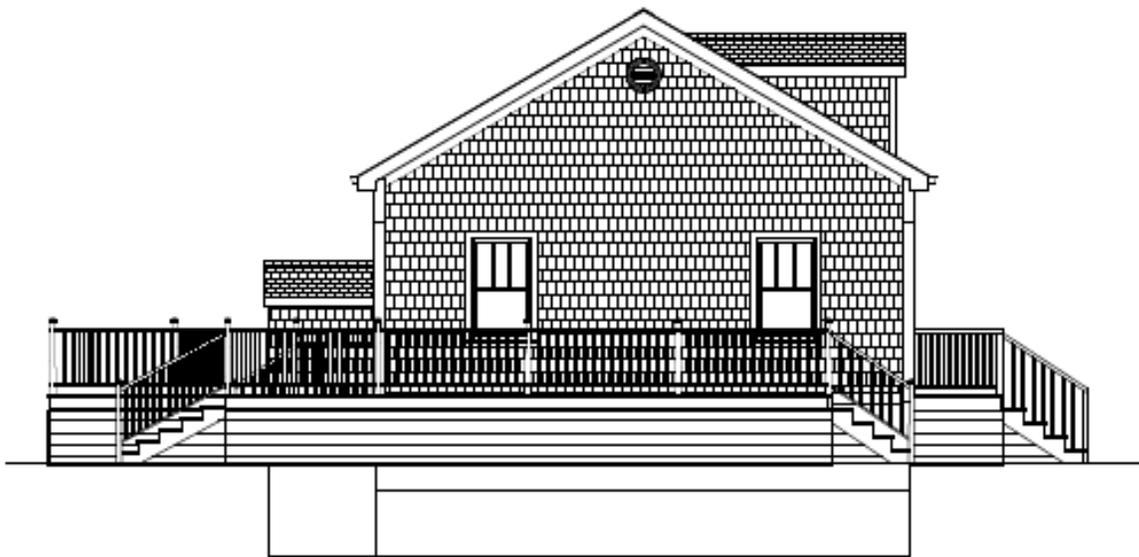
Drawn By: JTD

A2.1



1 FRONT ELEVATION
SCALE: 1/4" = 1.0'

3
SCALE: 1/4" = 1.0'



2
LEFT ELEVATION
SCALE: 1/4" = 1.0'

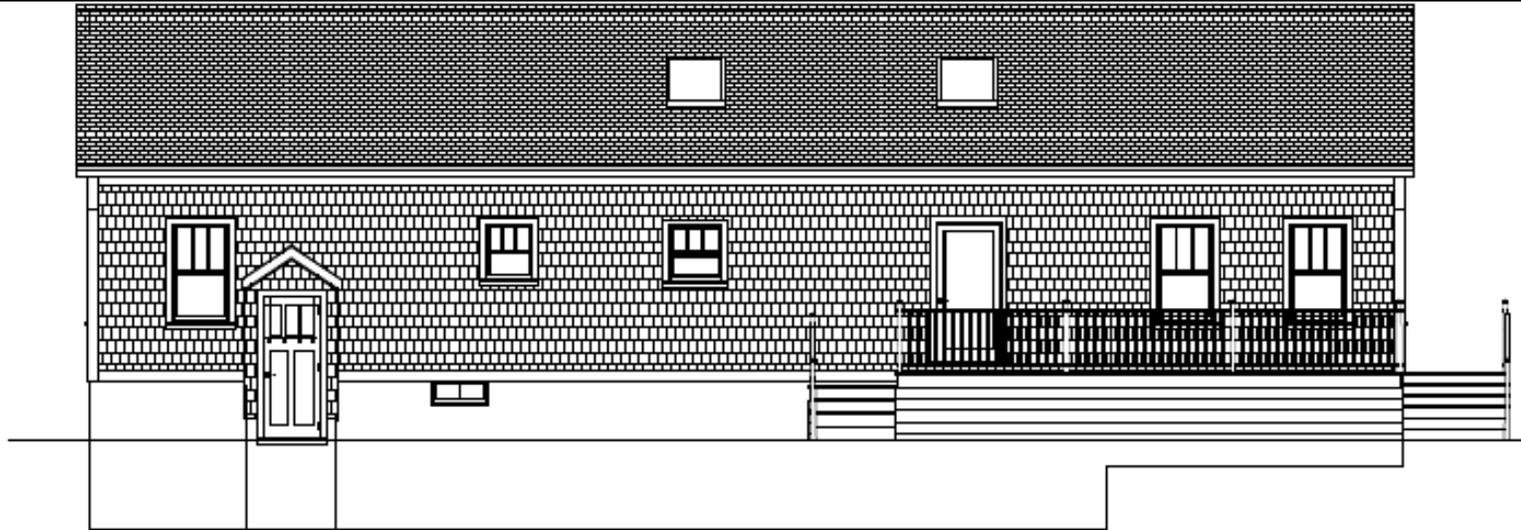


4
RIGHT ELEVATION
SCALE: 1/4" = 1.0'

Notes:

- For all openings: install continuous ext. metal head flashing. Surround opening w/ycor or equiv.
- Window manufacturer, type, style, efficiency, lites, hardware, screen, trim, finish, colors, etc. per owner selection. Install per mfg specs.

All exterior corner board, fascia, soffit, window/door trim material, size, color per owner selection. Install per mfg specs.



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT RENDERING
SCALE: N.T.S.



2 LEFT RENDERING
SCALE: N.T.S.



3 REAR RENDERING
SCALE: N.T.S.

Key: 12431

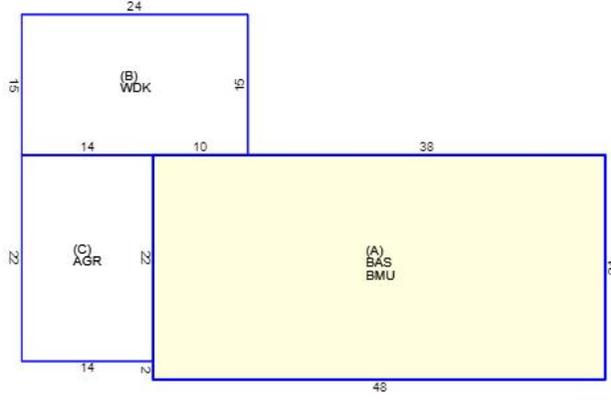
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 12,778

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Elda ID	Card									
MATINO DOMENIC A ET UX		302-39-0		7 ASPEN LANE DE		1010	100	SINGLE FAMILY		1		1 of 1									
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%					
MATINO DOMENIC A ET UX		MATINO DOMENIC A ET UX		07/26/2010	QS	350,000	24706-138		08/06/2007	77	CYCLICAL REV		08/06/2007	HD	0	0					
MATINO KATHLEEN M		CRAMER MALEY O JR ET UX		08/26/2003	QS	330,000	17531-292	000	10/30/2001	77	CYCLICAL REV		10/30/2001	HD	0	0					
23 LANDERS ROAD		SCANLAN JOANNE J		02/24/1997	H		10621-212	5084	04/17/1996	3	ALTERATIONS	2,000	08/22/1996	SF	100	100					
STONEHAM MA 02180								2798	04/13/1994	3	ALTERATIONS	2,500	08/02/1994	SF	0	100					
								1021	07/30/1991	3	ALTERATIONS	1,500	08/16/1991	FPP	0	100					
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE									
100	A	0.270	24	1.00	R	1.00	1	1.00	542,640	2.25	1	1.00	R08	2.10		329,360					
TOTAL	11,761 SF		LC PLAN 35268A		Photo Date		10/19/2000		BLDG #		1										
Nbhd	NEWBOSTON		PLAN 229161																		
FEMA	OLD PK CODE																				
Int1	AVERAGE																				
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD														
YrBlt		1974		NET AREA		1,152															
COST MODEL		CURRENT		PREVIOUS																	
SINGLE FAMILY		TAXABLE		TAXABLE																	
FY09		BLDG		DESC		LAND		329,400		316,700											
		STYLE		1.86 RANCH [100%]		BUILD.		414,900		384,300											
		QUALITY		1.00 AVERAGE [100%]		DETACH		0		0											
		FRAME		1.00 WOOD FRAME [100%]		OTHER		0		0											
		TOTAL		744,300		701,000															
BLD#ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
1		1974	1996 / 27		1.000	1.880	HD	8/6/2007	HD	8/6/2007	HD	8.0	1.00	1,152	1.040	\$473.93	545,972	76	414,900		
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	545,972	
STORIES(FAR)		1	1.00	FOUNDATION		4	BSMT WALL		1.00	A	BMU	N	BMU		1,152		86.07	99,154	CONDITION ELEM		CD
ROOMS		6	1.00	EXT. COVER		1	WOOD SHINGLES		1.00	A	BAS	L	BASE AREA		1,152	1974	311.51	358,859	EXTERIOR		G
BEDROOMS		3	1.00	ROOF SHAPE		1	GABLE		1.00	B	WDK	N	WOOD DECK		360		61.16	22,018	INTERIOR		G
BATHROOMS		1.5	1.00	ROOF COVER		1	ASPHALT SHINGLE		1.00	C	AGR	N	ATT GARAGE		308		123.39	38,005	KITCHEN		G
FIXTURES		6	\$9,000	FLOOR COVER		1	WWW CARPET		1.00	F	PL	O	FPL, FIREPLACE		1		14,085.30	14,085	BATHS		A
RES UNIT CNT		1	1.00	INT. FINISH		2	DRYWALL		1.00	ODS	O	OUT DOOR SHOWER		1		4,850.90	4,851	HVAC/ELEC		A	
				HEATING/COOLING		2	HOT WATER		1.02												
				FUEL SOURCE		2	GAS		1.00												
				SEASONAL					1.00												
				PRIVATE ROAD		2	YES		1.00												
				HISTORIC DST		3	OLD KINGS		1.00												
				GENERATOR					1.00												
				USE					1.00												
EFF_YR/AGE		1996 / 27																			
COND	24		24 %																		
FUNC	0																				
ECON	0																				
DEPR	24		% GD		76																
RCNLD			\$414,900																		



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcel ID	Address	Village	Owner
91-27-0	37 HALL STRE	DP	SAO FAMILY P

Detail Information Zoom To

CAMA ID	91-27-0
MapPar	91-27
Key	6871
Fiscal Year	2026
Extension	0
Address	37 HALL STREET
Village	DP
Property Type	R
Owner	SAO FAMILY PARTNERSHIP L
Co-Owner	
Owner Address	139 RIVERSIDE DRIVE
Owner City	WEST HARWICH
Owner State	MA
Owner Zip	02671-1511
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	12/21/22 00:00:00
Book	35555
Page	178
Certificate	
Last Sale Price	327000.0000
Total Value	\$591,700.00
Land Value	\$199,500.00
Building Value	\$391,400.00
Detached Building Value	\$800.00
Acres	0.38
Prev Year Total Value	\$546,000.00

Find Abutters



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).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

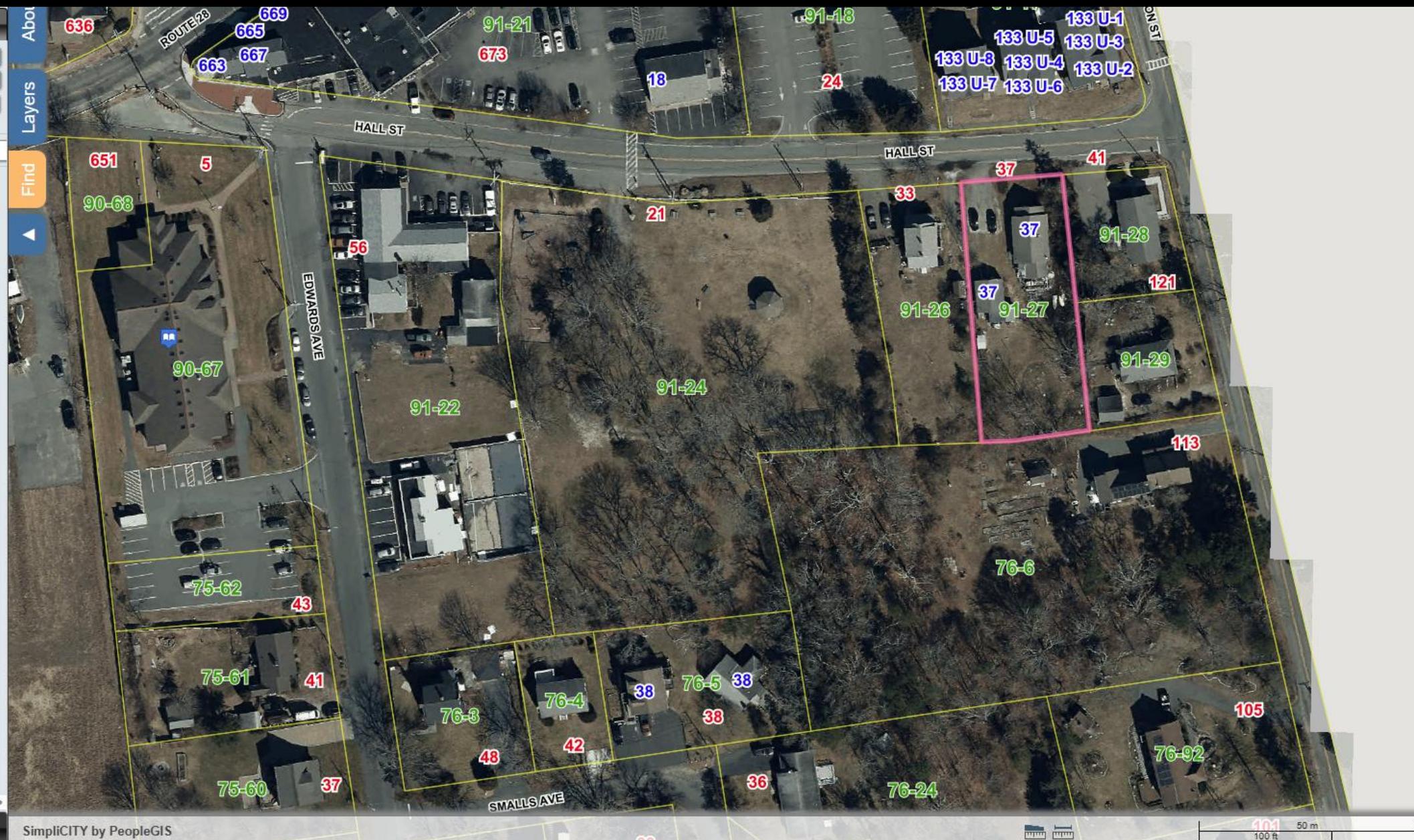
Parcels

Parcel ID	Address	Village	Owner
91-27-0	37 HALL STRE	DP	SAO FAMILY P

Detail Information [Zoom To](#)

Key	6871
Fiscal Year	2026
Extension	0
Address	37 HALL STREET
Village	DP
Property Type	R
Owner	SAO FAMILY PARTNERSHIP L
Co-Owner	
Owner Address	139 RIVERSIDE DRIVE
Owner City	WEST HARWICH
Owner State	MA
Owner Zip	02671-1511
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	12/21/22 00:00:00
Book	35555
Page	178
Certificate	
Last Sale Price	327000.0000
Total Value	\$591,700.00
Land Value	\$199,500.00
Building Value	\$391,400.00
Detached Building Value	\$800.00
Acres	0.38
Prev Year Total Value	\$546,000.00
Property Card	PK Field Card

Find Abutters



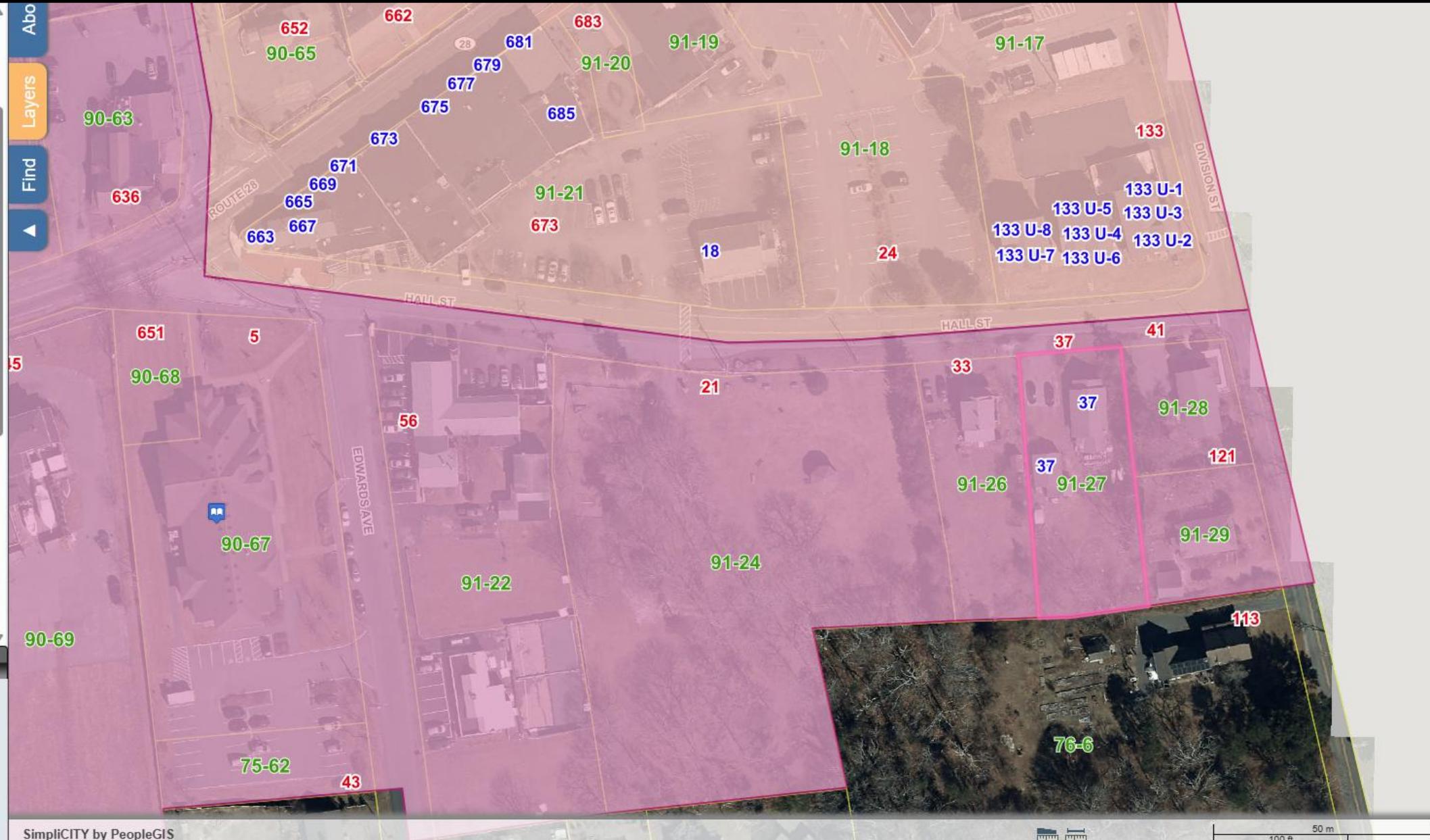
Zoning

- 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
- Hurricane SLOSH
- FEMA Flood Zones

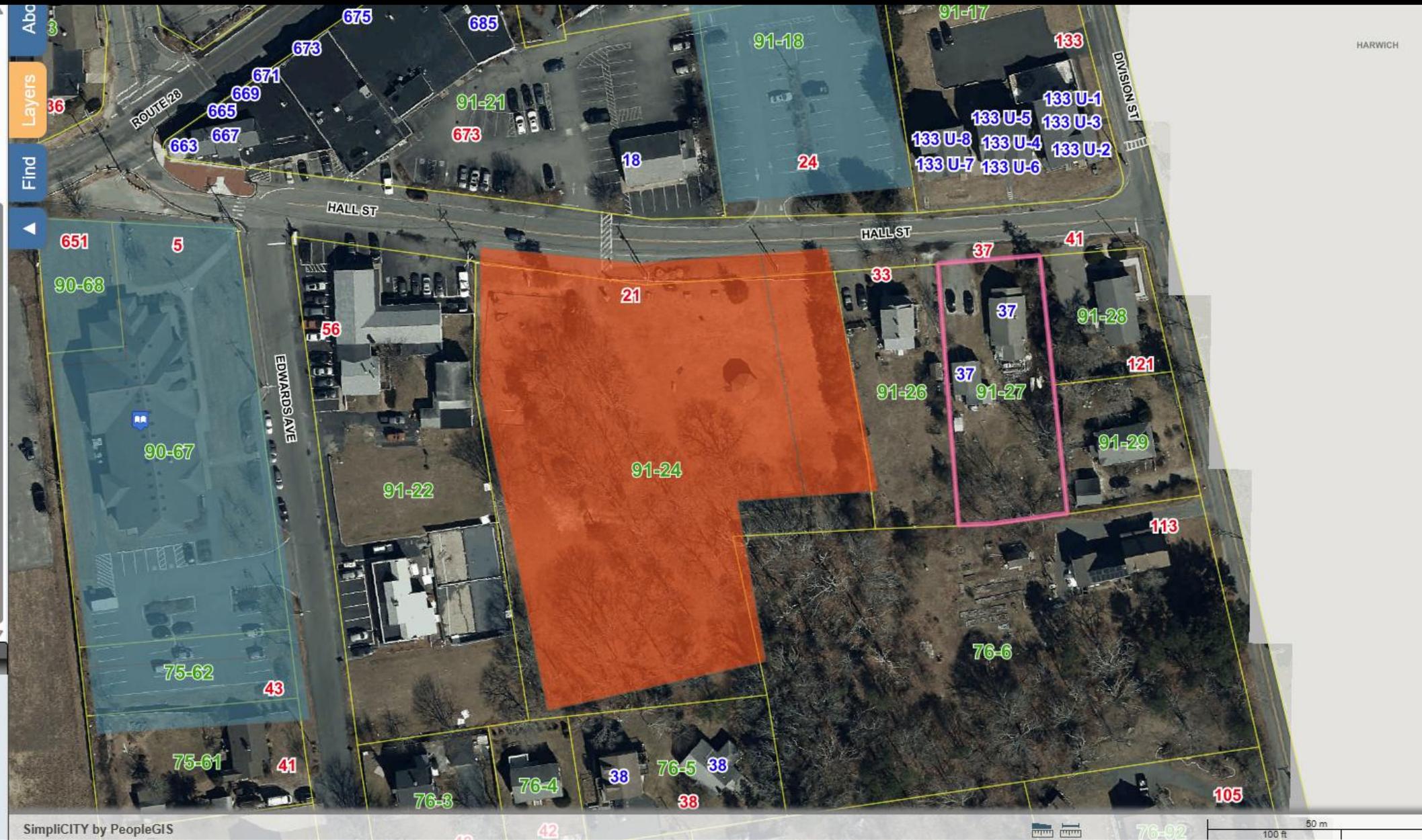
Base Maps

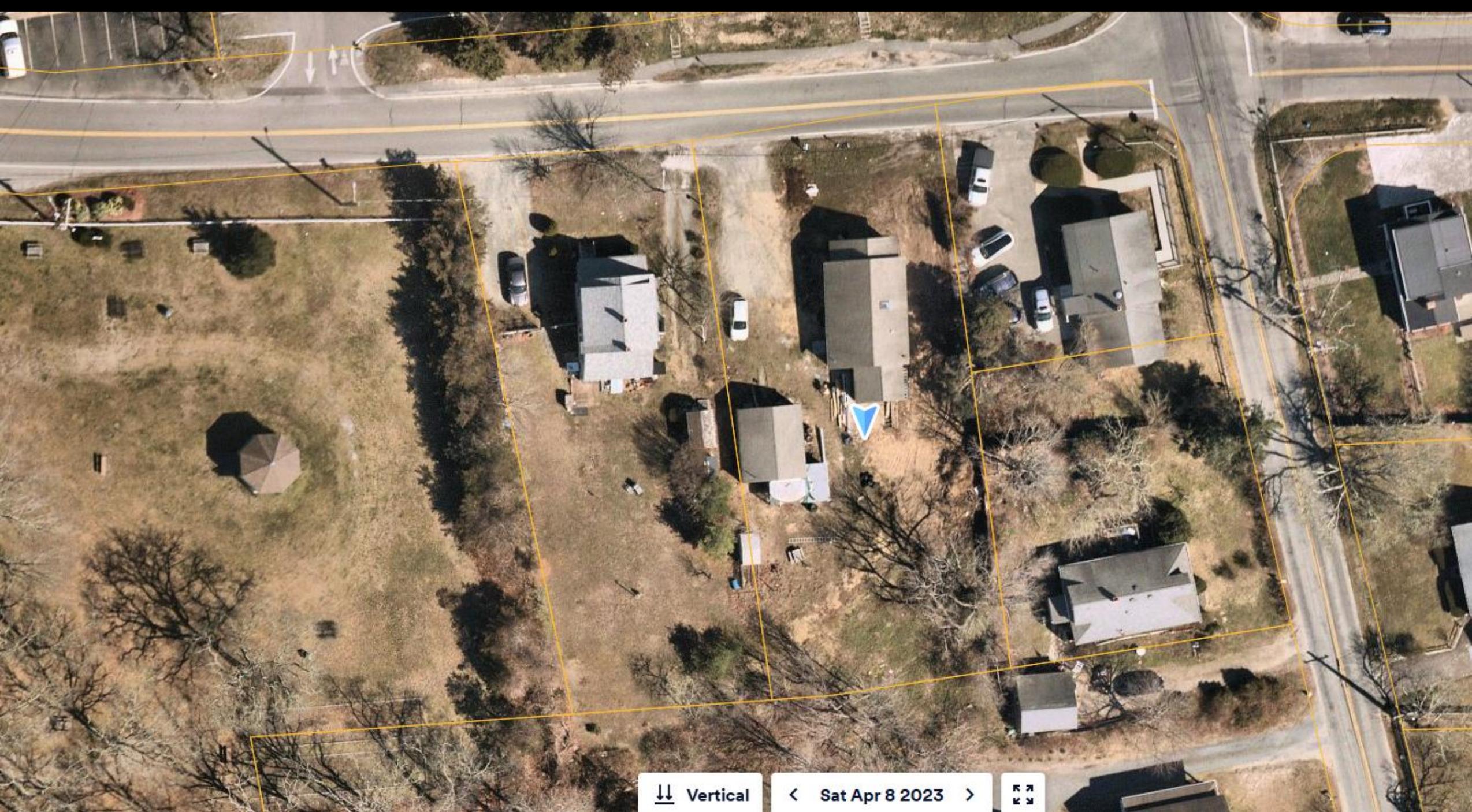
- Google Hybrid Map
- Google Street Map
- 2023 MassGIS Orthos
- CCC 2020 Aerial Imagery
- MassGIS 2014 Orthos
- MassGIS 2005 Orthos
- MassGIS 1994 Orthos
- Town Base Map

Abol
Layers
Find



- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- Land Use (Last Update 2013)
 - Land Bank
 - Conservation
 - Municipal
 - Beach
 - Town Landings
 - Parks & Rec
 - Cemetery
 - Commonwealth
 - Water District
 - Housing Authority
- Private Access Ways
- Parcels
- Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery
Hillshade Donut
- 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

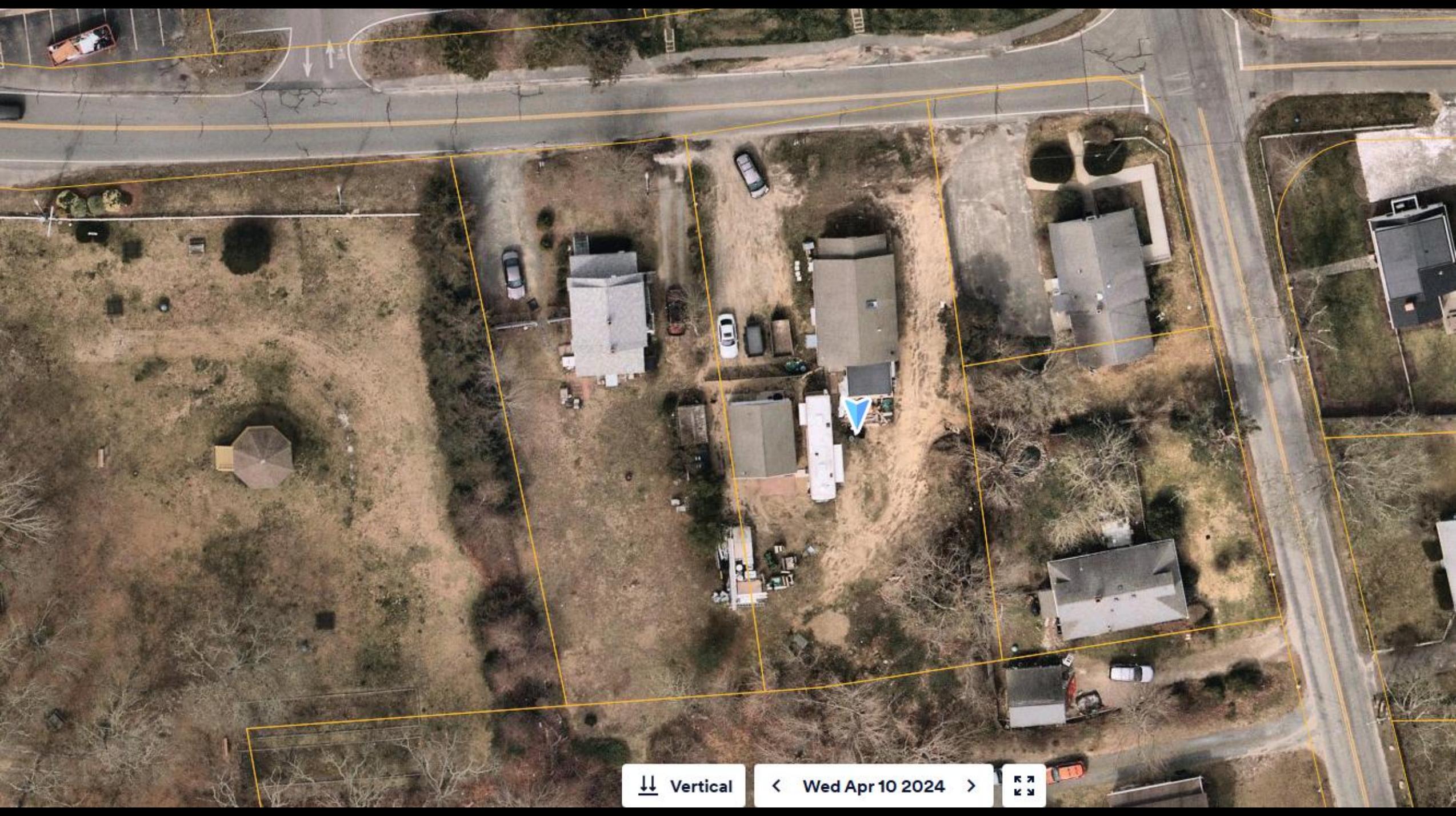




Vertical

< Sat Apr 8 2023 >

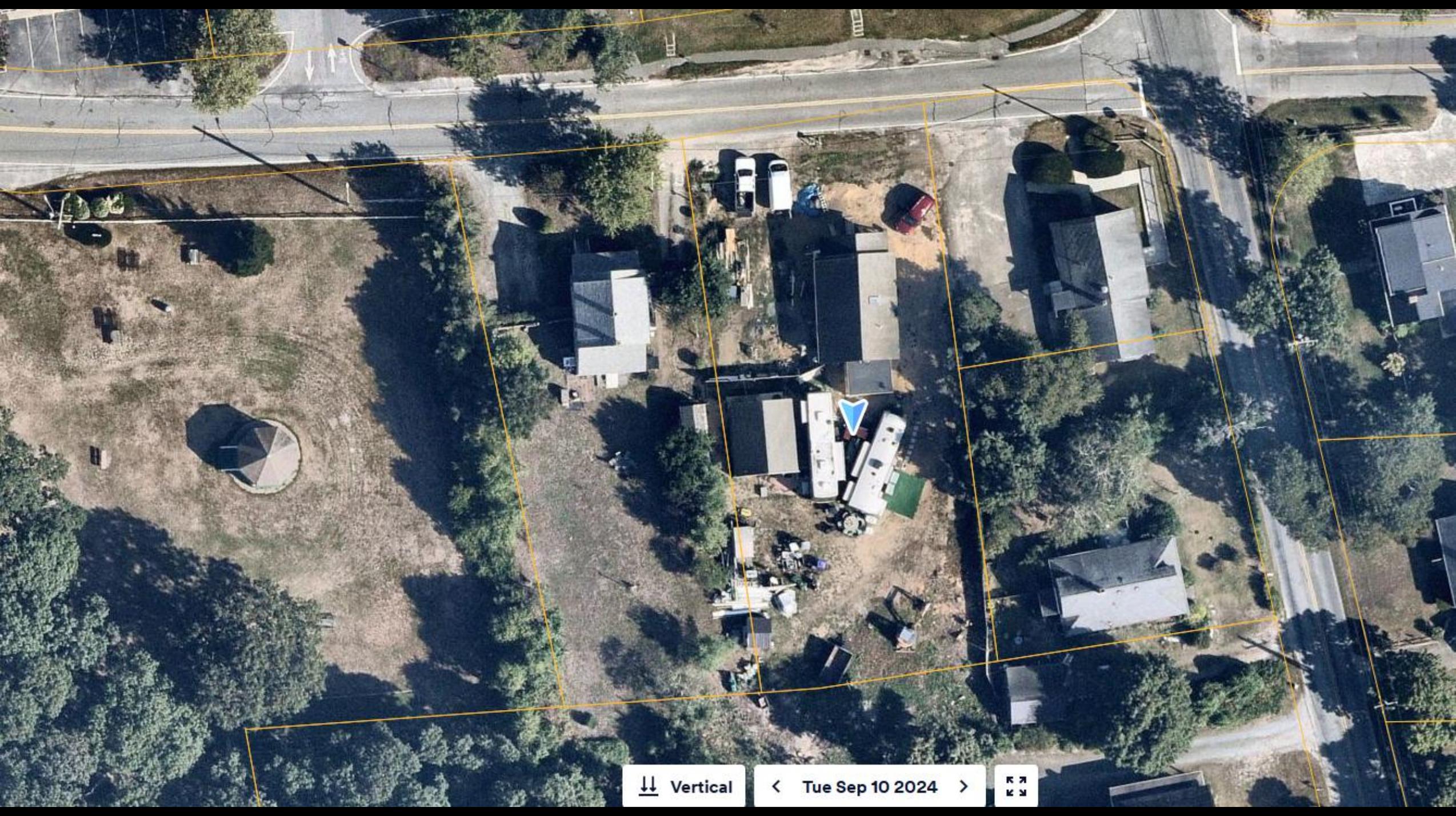




Vertical

Wed Apr 10 2024

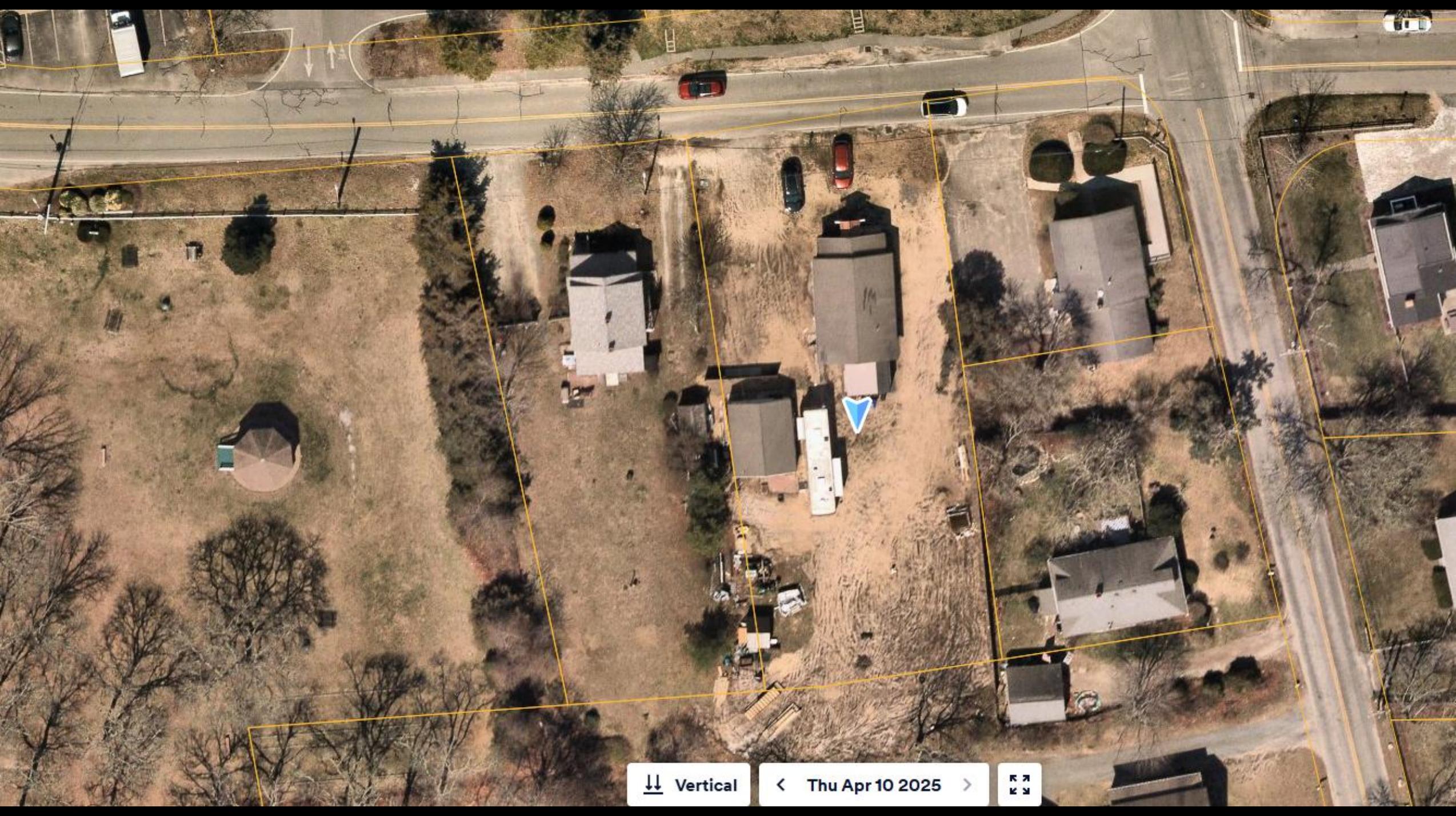




Vertical

< Tue Sep 10 2024 >





Vertical

Thu Apr 10 2025



37 Hall St
Dennis, Massachusetts
[View on Google Maps](#)

















Commonwealth of Massachusetts



**TOWN OF DENNIS
BUILDING DEPARTMENT**

**ZONING REFERRAL LETTER
685 Route 134, South Dennis, MA 02660
(508) 760-6157**

PERMIT NUMBER:
ZDET-25-15

DATE OF REFERRAL:
March 27, 2025

FEES PAID:
\$50.00

OWNERS NAME: SAO FAMILY PARTNERSHIP LLC

PROPERTY ADDRESS OF WORK: 37 HALL STREET, DENNIS PORT, MA, 02639

MAP & PARCEL: 91-27-0

DETERMINATION OF REFERRAL: **ZBA Special Permit required for increase in height of a non-conforming structure on a non-conforming lot that increases height in a minimum required setback**

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:

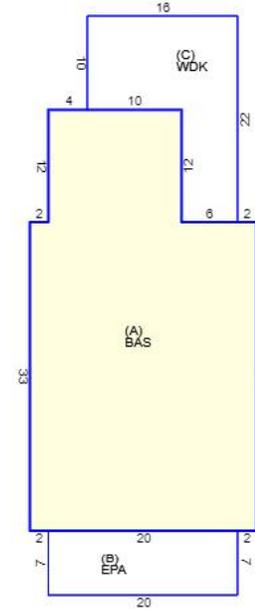
Replace previously existing front landing and stairs with new landing and stair down, reducing non-conformancy. Add roof above to provide weather protection for entrance. Remove previous covered entry in rear, reducing lot coverage. Add landing at side entrance for code compliance.

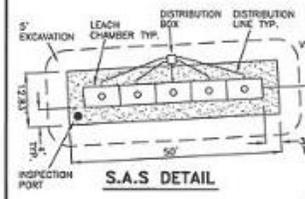
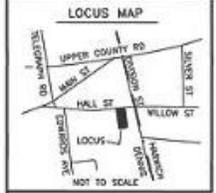
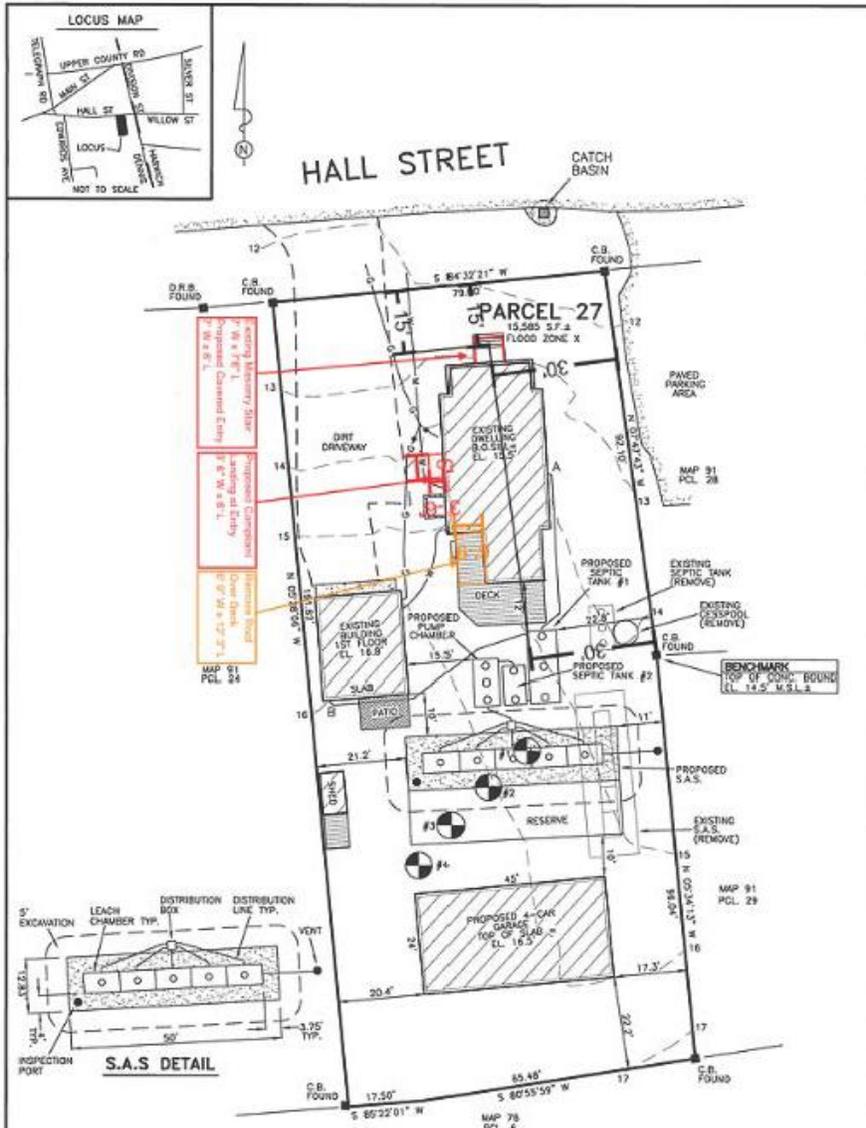
Key: 6871

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 7,222

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Elda ID	Card							
SAO FAMILY PARTNERSHIP LLC		91-27-0		37 HALL STREET DP		1090	100	MULTI HOUSES			1		1 of 2							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
SAO FAMILY PARTNERSHIP LLC 139 RIVERSIDE DRIVE WEST HARWICH, MA 02671-1511		SAO FAMILY PARTNERSHIP LL DUGAN EDWARD ET UX EDWARD DUGAN & LORRAINE D		12/21/2022 07/03/2007 02/08/2002	U F F	327,000 22162-326 14803-97		26863-2024	05/08/2024 03/06/2023 07/08/2021 06/15/2020 06/03/2019	3 77 25 25 25	ALTERATIONS CYCLICAL REV RENTAL PERMI RENTAL PERMI RENTAL PERMI	85,000	03/06/2023 07/08/2021 06/15/2020 06/03/2019	KT	0 0 0 0 0	0 0 0 0 0				
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE								
100	A	0.380	08B	1.00	R	1.00	1	1.00	302,328	1.74	90	0.90	R05	1.30		199,460				
TOTAL		16,553 SF		Photo Date		07/21/2003		BLDG #		1										
Nbhd		DP ORT EAST		FEMA		OLD PK CODE		Int1		AVERAGE										
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD													
SHM	A	1.00	A	0.75	9 X 5		45	23,688	800											
YrBlt		1940		NET AREA		960														
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																
SINGLE FAMILY		199,500		191,800																
STYLE		1.86 RANCH [100%]		BUILD.		281,200		252,600												
QUALITY		1.00 AVERAGE [100%]		DETACH		800		800												
FRAME		1.00 WOOD FRAME [100%]		OTHER		110,200		100,800												
TOTAL		591,700		546,000																
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
1	1940	1978 / 45	1.000	1.860	3/6/2023	NMK	9/20/1986	MG	3/6/2023	KT	8.0	1.00	960	1.070	\$443.82	426,068	66	281,200		
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	426,068			
STORIES(FAR)	1	1.00	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L		BASE AREA	960	1940	317.09	304,403	CONDITION ELEM CD				
ROOMS	5	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	B	EPA	N		ENCLOSED PORCH	140		164.59	23,043	EXTERIOR F				
BEDROOMS	3	1.00	ROOF SHAPE	1	GABLE	1.00	C	WDK	N		WOOD DECK	232		65.92	15,293	INTERIOR F				
BATHROOMS	1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	BMU	N			BMU	460		103.72	47,713	KITCHEN A				
FIXTURES	3	\$4,500	FLOOR COVER	3	WWW CARPET	1.00	CRL	N			CRL	500		62.23	31,117	BATHS A				
RES UNIT CNT	1	1.00	INT. FINISH	3	WOOD PANEL	1.00										HVAC/ELEC A				
			HEATING/COOLING	1	FORCED AIR	1.00										EFF_YR/AGE 1978 / 45				
			FUEL SOURCE	2	GAS	1.00										COND 34 34 %				
			SEASONAL	1	NO	1.00										FUNC 0				
			PRIVATE ROAD	1	NO	1.00										ECON 0				
			HISTORIC DST	1	NO	1.00										DEPR 34 % GD 66				
			GENERATOR			1.00										RCNLD \$281,200				
			USE			1.00														







JASON C. ELLIS, R.S.

SURVEY PLAN REFERENCES:
 PLAN BOOK 608 PAGE 1
 PLAN BOOK 178 PAGE 145 F2
 PLAN BOOK 168 PAGE 29
 PLAN BOOK 161 PAGE 28
 PLAN BOOK 134 PAGE 133
 L.C. PLAN 2610 &
 THIS PLAN IS FOR SEPTIC SYSTEM
 DESIGN PURPOSES ONLY.
 THIS PLAN IS NOT FOR BOUNDARY
 DETERMINATION.
 PROPERTY OWNER AND
 CONTRACTORS TO VERIFY
 ALL WATER LINES AND GAS
 UTILITIES ON PROPERTY.

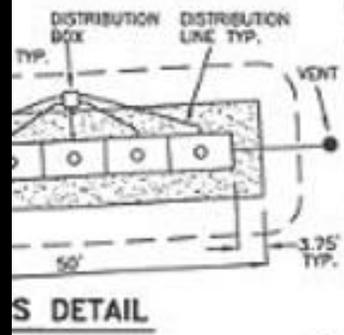
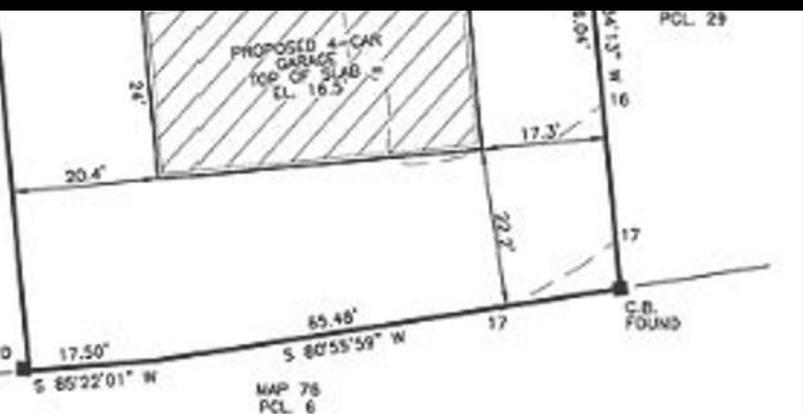
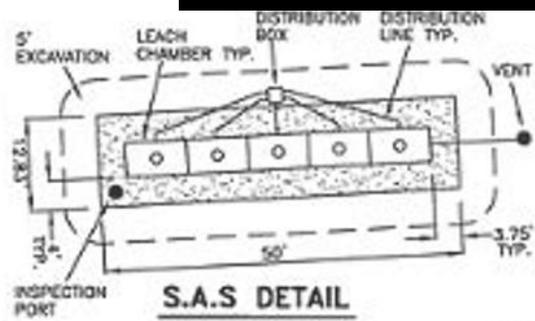
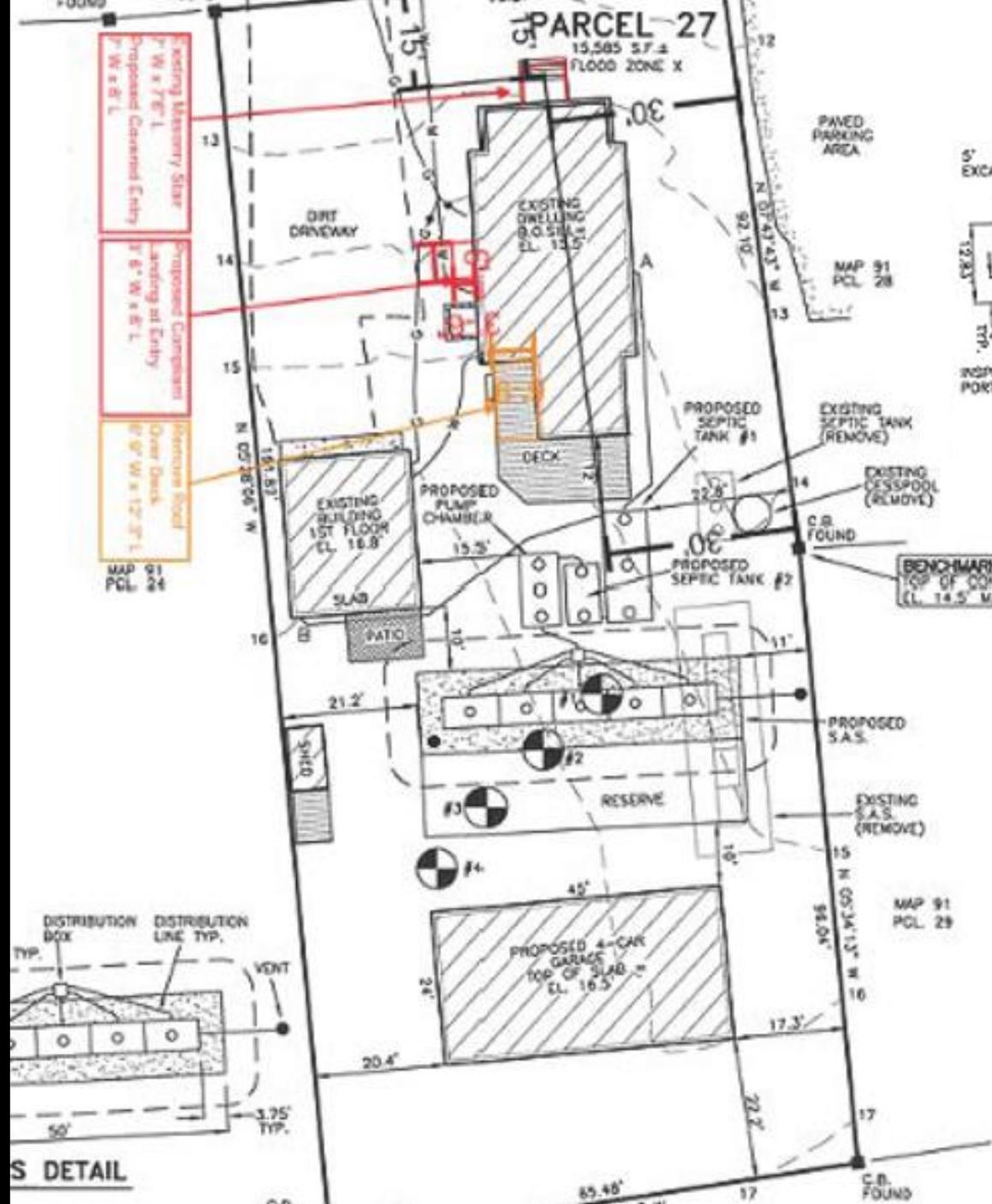
J.C. ELLIS DESIGN

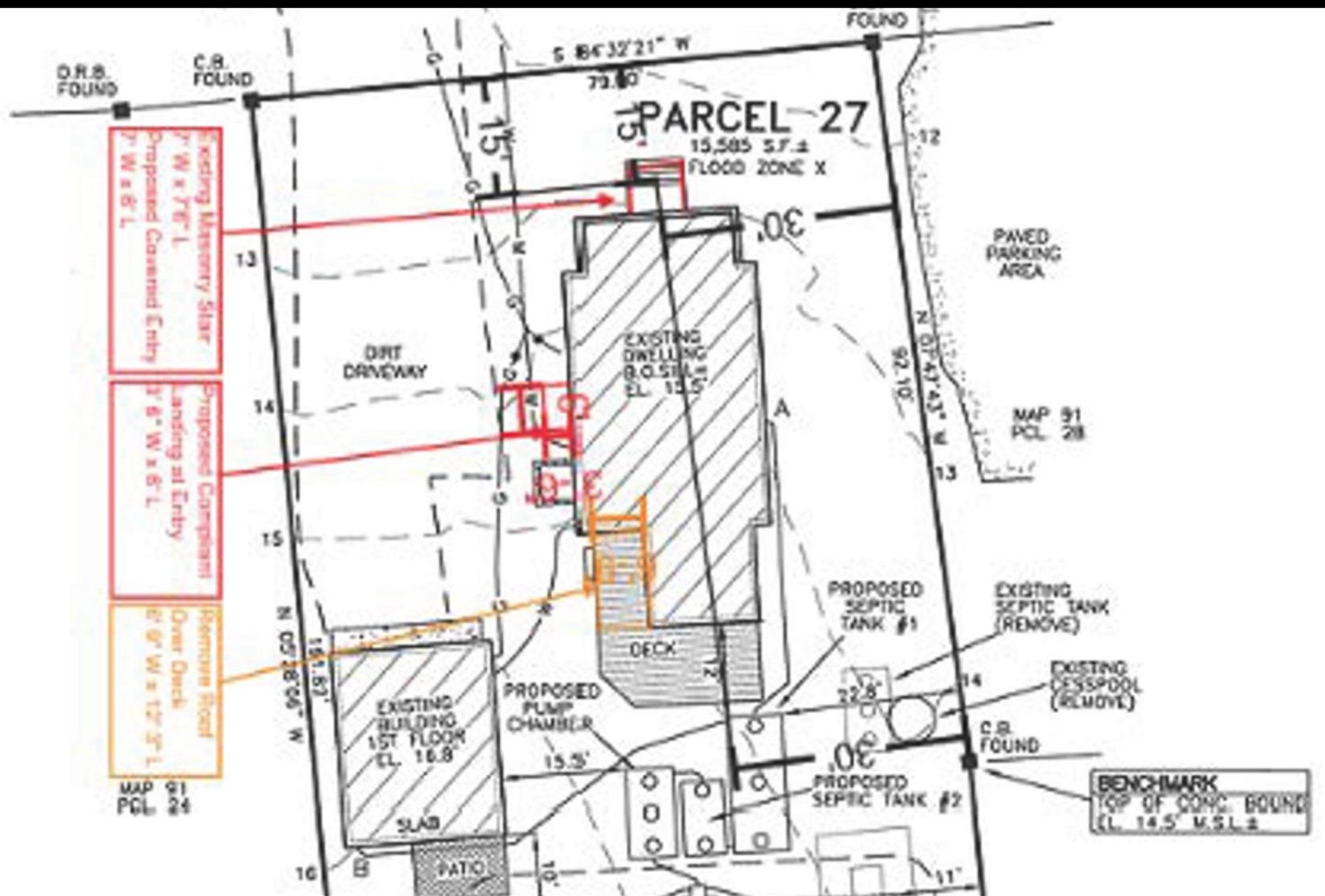
 P.O. BOX 81
 NORTH EASTHAM, MA 02654
 (508)248-2220
 Email: jec@jellisdesign.com

SEPTIC SYSTEM UPGRADE PLAN
 SUBJECT: **37 HALL STREET**
 DENNISPORT, MA
 PREPARED FOR:
SAO FAMILY PARTNERSHIP LLC
 139 RIVERSIDE DRIVE
 WEST HARTWICH, MA 02671-1511
 ASSessor's: MAP 91 PARCEL 27
 SCALE: 1"=20'
 DATE: FEBRUARY 16, 2024
 SHEET 1 OF 2

PARCEL 27

15,565 S.F. ±
FLOOD ZONE X





PROJECT DESCRIPTION

Extensive renovations have recently taken place on the house. Upgrading a failing brick entry patio with a code compliant deck with an open covered roof, not to exceed previously existing non-conformancy, would allow us to complete the project.

FRONT ENTRY - ORIGINAL

We seek to replace the previously existing larger front landing and stairs with a smaller version, and add a roof overhead for weather protection. The previously existing landing and stairs were not only a visual eyesore, but were dangerous. The stairs and landing, made of a mix of concrete block and brick, had been built in place with no support or foundation below, so they were not only crumbling but the bricks were also collapsing down in the middle due to erosion over time of the soil underneath.



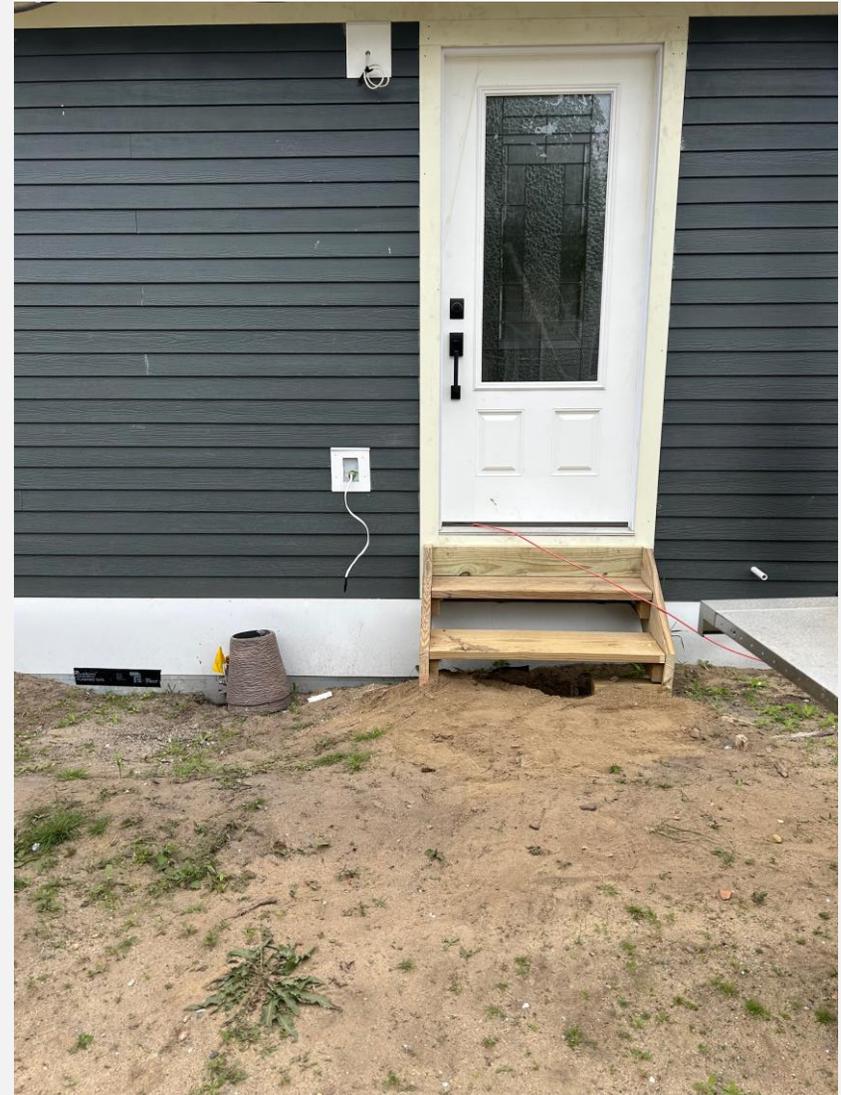
FRONT ENTRY - NEW

The replacement will be safely and solidly built according to building code standards as well as being significantly more aesthetically pleasing. The roof will provide much needed weather protection to the front door. The original front door area had sustained a significant moisture intrusion and rot, an issue which will not be an issue with a roof in this location.



SIDE ENTRY

We seek to install a landing at the side entry to be code compliant, as one single step down to grade is not possible from that door.



WORK IN REAR OF HOUSE

Now having these 2 exits from the main house, we are removing the previously existing (somewhat large) covered entry in the rear, thus reducing total lot coverage.

We seek to install a stair case down from the deck above in the rear to provide egress. This will be far smaller than the covered deck that had previously existed, again reducing lot coverage.

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).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcel ID	Address	Village	Owner
44-13-0	68 UNCLE BARNEYS ROAD	WD	AMIDON PHILIP S

Detail Information Zoom To

CAMA ID	44-13-0
MapPar	44-13
Key	3299
Fiscal Year	2026
Extension	0
Address	68 UNCLE BARNEYS ROAD
Village	WD
Property Type	R
Owner	AMIDON PHILIP S
Co-Owner	
Owner Address	PO BOX 128
Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	11/14/24 00:00:00
Book	N/A
Page	N/A
Certificate	237627
Last Sale Price	1.0000
Total Value	\$859,800.00
Land Value	\$571,000.00
Building Value	\$277,200.00
Detached Building Value	\$11,600.00
Acres	0.54
Prev Year Total Value	\$823,700.00

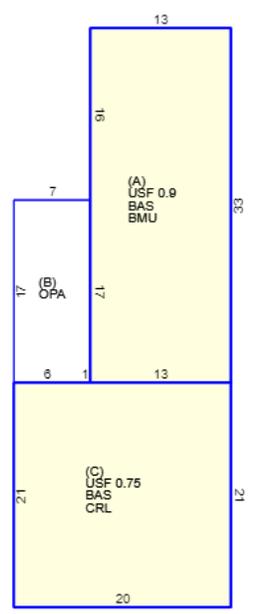


Key: 3299

Town of DENNIS - Fiscal Year 2025

11/21/2024 7:54:55AM SEQ #: 20

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card				
MARC C AMIDON REVOCABLE TRUST		44-13-0		68 UNCLE BARNEYS ROAD WD		1010	100	SINGLE FAMILY			1		1 of 1				
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	
AMIDON PHILIP S PO BOX 128 WEST DENNIS, MA 02670		AMIDON PHILIP S MARC C AMIDON REVOCABLE T AMIDON MARC C ET UX		11/14/2024 07/14/2022 12/01/1975	F F X	1 10 (66026)	(237627) (230509) (66026)		06/01/2023 07/08/2021 06/15/2020 06/03/2019	77 25 25 25	CYCLICAL REV RENTAL PERMI RENTAL PERMI RENTAL PERMI		06/01/2023 07/08/2021 06/15/2020 06/03/2019	KT	0 0 0 0	0 0 0 0	
								2018-0256	02/26/2018	3	ALTERATIONS	3,850	04/18/2018	CDM	100	100	
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE					
100	A	0.540	04	1.00	R	1.00	1	1.00	775,200	1.36	1	1.00	V09	3.00			570,980
TOTAL		23,522 SF		LC PLANS 25168A, B				Photo Date		06/01/2023		BLDG #		1			
Nbhd		KELLYS PND															
FEMA		OLD PK CODE															
Int1		AVERAGE															
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD										
DGF	A	1.00	A 0.75	22 X 24		528	27.06	10,700									
SHF	A	1.00	F 0.60	8 X 8		64	23.00	900									
YrBlt		1860		NET AREA		1,550											
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE													
SINGLE FAMILY																	
BLDG		ADJ		DESC		LAND		571,000		549,100							
STYLE		1.30		OLD STYLE [100%]		BUILD.		277,200		263,600							
QUALITY		1.00		AVERAGE [100%]		DETACH		11,600		11,000							
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0							
TOTAL						TOTAL		859,800		823,700							
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
1		1860	1986 / 37		1.000	1,320	6/1/2023	NMK		8.0	1,550	1.000	\$248.38	384,987	72	277,200	
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	384,987
STORIES(FAR)		1.8	1.00	FOUNDATION	4	BSMT WALL	1.00	A	BMU	N	BMU	429		68.80	29,514	CONDITION ELEM CD	
ROOMS		7	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	849	1860	210.31	178,551	EXTERIOR A	
BEDROOMS		3	1.00	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	701	1860	166.36	116,617	INTERIOR A	
BATHROOMS		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	B	OPA	N	OPF, OPS-OP6	119		60.72	7,226	KITCHEN G	
FIXTURES		7	\$10,500	FLOOR COVER	1	HARDWOOD	1.00	C	CRL	N	CRL	420		41.28	17,337	BATHS A	
RES UNIT CNT		1	1.00	INT. FINISH	1	PLASTER	1.00	ENT	N	ENTRY	15			196.51	2,948	HVAC/ELEC A	
				HEATING/COOLING	2	HOT WATER	1.02	FPL	O	FPL, FIREPLACE	2			9,509.95	19,020		
				FUEL SOURCE	1	OIL	1.00	ODS	O	OUT DOOR SHOWER	1			3,274.90	3,275		
				SEASONAL			1.00										
				PRIVATE ROAD	1	NO	1.00										
				HISTORIC DST	1	NO	1.00										
				GENERATOR			1.00										
				USE			1.00										
EFF YR/AGE		1986 / 37															
COND		28 28 %															
FUNC		0															
ECON		0															
DEPR		28 % GD		72													
RCNLD		\$277,200															



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

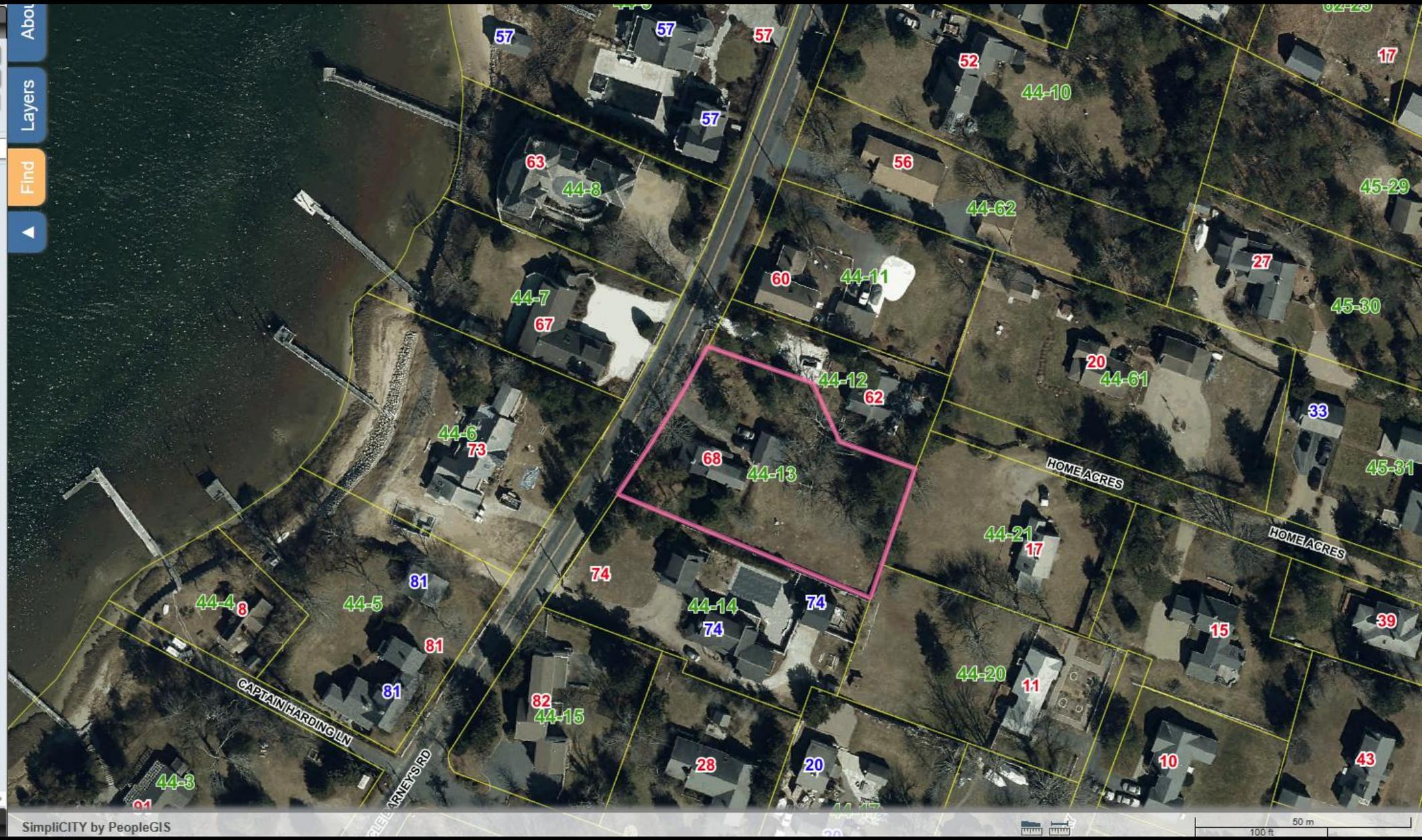
Parcel ID	Address	Village	Owner
44-13-0	68 UNCLE BARNEYS	WD	AMIDON PHILIP S

Detail Information Zoom To

Key	3299
Fiscal Year	2026
Extension	0
Address	68 UNCLE BARNEYS ROAD
Village	WD
Property Type	R
Owner	AMIDON PHILIP S
Co-Owner	
Owner Address	PO BOX 128
Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	11/14/24 00:00:00
Book	N/A
Page	N/A
Certificate	237627
Last Sale Price	1.0000
Total Value	\$859,800.00
Land Value	\$571,000.00
Building Value	\$277,200.00
Detached Building Value	\$11,600.00
Acres	0.54
Prev Year Total Value	\$823,700.00
Property Card	PK Field Card

Find Abutters

- About
- Layers
- Find



68 Uncle Barneys Rd
Dennis, Massachusetts
[View on Google Maps](#)









LEGEND

99	EXISTING CONTOUR
X 98.1	EXIST. SPOT ELEV.
[99]	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
⊕	FIRE HYDRANT
⊙	CATCH BASIN
⊛	LIGHT POST
⊕	WATER SHUT OFF
X	FENCE
W	WATER LINE
C	GAS LINE
OE	OVERHEAD ELECTRIC
S	SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

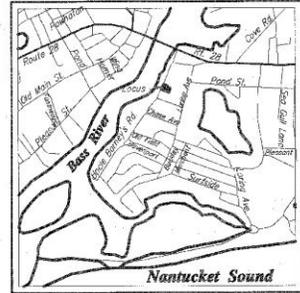
ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT	
	REQUIRED
MIN. LOT SIZE	40,000 S.F.
MIN. LOT FRONTAGE	50'
MIN. LOT WIDTH	100'
MIN. FRONT SETBACK	25'
MIN. SIDE SETBACK	15'
MIN. REAR SETBACK	25'
MAX. BUILDING COVERAGE	15%
MAX. BUILDING HEIGHT	2.5 STORIES

EXISTING	PROPOSED
23,468± S.F.	23,468± S.F.
131.08'	131.08'
132.5'	132.5'
20.4'	31.1'
26.5'	16.1'
89.5'	89.5'
7%	7.8%
---	27±

NOTES

- DATUM IS NAVD88
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.



LOCUS MAP

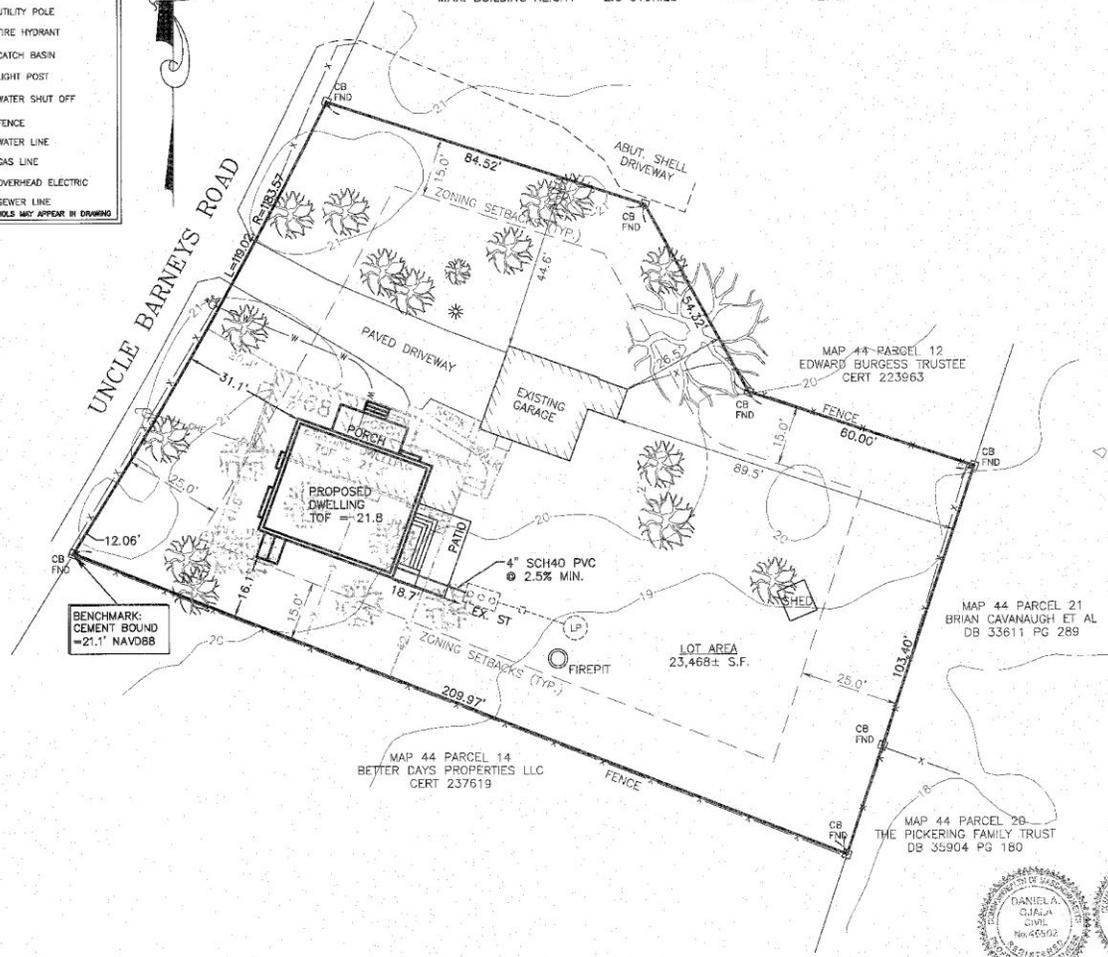
SCALE 1"=2000'±
 ASSESSORS MAP 44 PARCEL 13
 LOCUS IS WITHIN FEMA FLOOD ZONE X
 (AREA OF MINIMAL FLOOD HAZARD) AS
 SHOWN ON COMMUNITY PANEL #25001C0591J
 DATED 7/16/2014

OWNER OF RECORD

MARC C AMIDON REVOCABLE TRUST
 PO BOX 128
 WEST DENNIS, MA 02670

REFERENCES

CERTIFICATE 237627
 LCP 25168 B



BENCHMARK:
 CEMENT BOUND
 =21.1' NAVD88



DATE DANIEL A. OJALA, P.E., P.L.S.

SITE PLAN

OF
**#68 UNCLE BARNEYS ROAD
 WEST DENNIS, MA**

PREPARED FOR
PHILIP AMIDON

DATE: JUNE 23, 2025

508-362-4541
 downcape.com
down cape engineering, inc.
 civil engineers
 land surveyors

939 Main Street (Rte 6A) YARMOUTHPORT MA 02675
 SURVEY: NHO
 DRAFTED BY: CJF
 CHECKED BY: [Signature]
 25-184 AMIDON.DWG

AMIDON RESIDENCE

68 UNCLE BARNEYS ROAD
WEST DENNIS MA 02670



PROJECT SUMMARY

NEW CONSTRUCTION- SINGLE FAMILY HOME:

- | | |
|---------------------------------|------------------|
| 1. FIRST FLOOR SQUARE FOOTAGE: | APPROX. 1,080 SF |
| 2. SECOND FLOOR SQUARE FOOTAGE: | APPROX. 890 SF |
| 3. TOTAL SQUARE FOOTAGE: | 1,970 SF |

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE (780CMR) AND THE CONTRACT DOCUMENTS.
2. INSULATION / ENERGY: SEE FRAMING GENERAL NOTES SHEET F1

LIST OF PLANS

- 00. COVER SHEET
- AO.1 FOUNDATION PLAN
- A1. FIRST FLOOR PLAN
- A2. SECOND FLOOR PLAN
- A3. ROOF PLAN
- A4. ELEVATIONS- FRONT-LEFT
- A5. ELEVATIONS- REAR-RIGHT
- P1. SITE PLAN
- S1. SECTION A-A : B-B
- S2. SECTION C-C
- F1. FIRST FLOOR FRAMING
- F2. SECOND FLOOR FRAMING
- F3. CEILING FRAMING
- F4. ROOF FRAMING
- D1. DETAILS-WINDOW & DOOR SCHEDULE



NEW HOME FOR:
AMIDON RESIDENCE
68 UNCLE BARNEYS RD
WEST DENNIS, MA 02670

NOTE:

THE PLANS SHOWN ARE THE SOLE PROPERTY OF CUSTOM CRAFTED HOMES. THEY CANNOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF CUSTOM CRAFTED HOMES.

SCALE:

1/4" = 1'-0"
AT D SIZE

REVISION:

STAMPED

PROJECT No.:

2025-AMIDON

DATE:

27 MAY 2025

SHEET:

1 of 1

DWG. No.:

00

COVER SHEET



NEW HOME FOR:
 AMIDON RESIDENCE
 68 UNCLE BARNEYS RD
 WEST DENNIS, MA 02670

NOTE:

THE PLANS SHOWN ARE THE SOLE PROPERTY OF CUSTOM CRAFTED HOMES. THEY CANNOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF CUSTOM CRAFTED HOMES.

SCALE:
 1/4" = 1'-0"
 AT D SIZE

REVISION:
 FOR STAMPED

PROJECT No.:
 2025-AMIDON

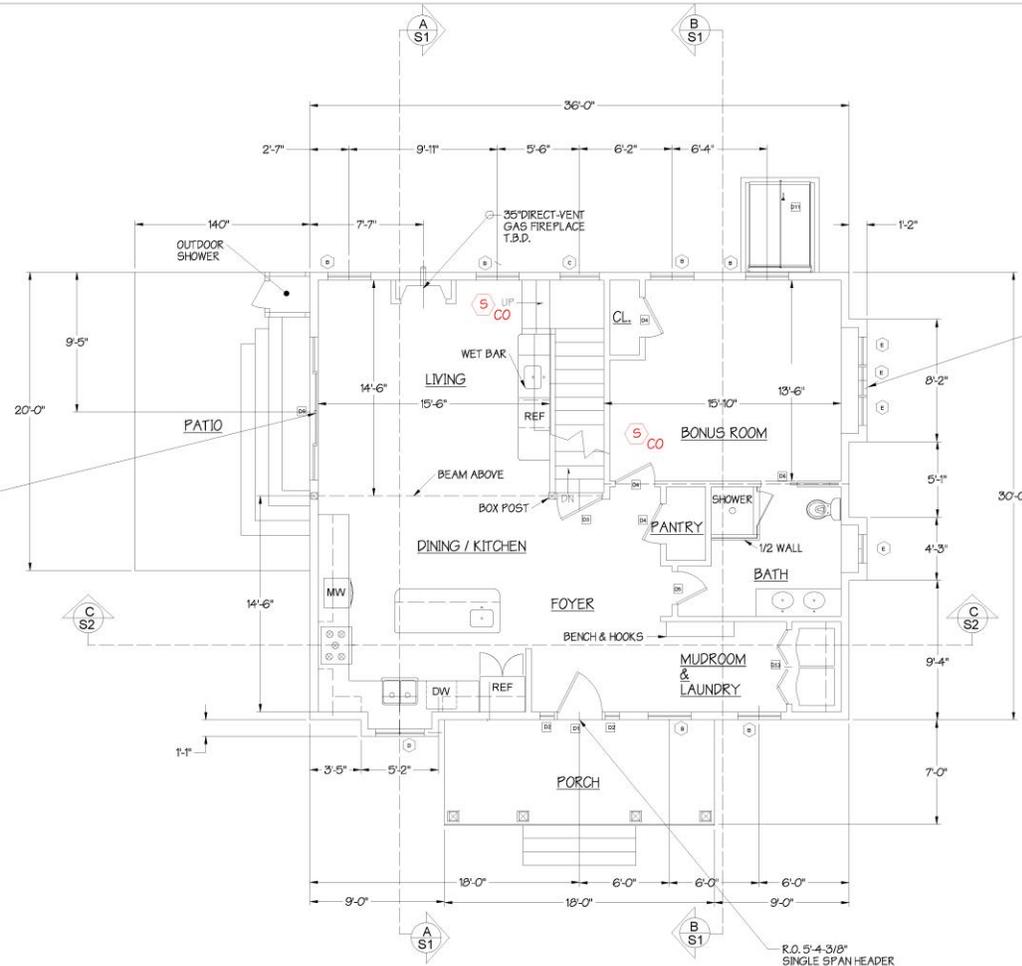
DATE:
 27 MAY 2025

SHEET:
 2 of 14

DWG. No.:

A1

- (S CO) SMOKE-CO DETECTOR
- (H) HEAT DETECTOR
- (L) LED CEILING LIGHT
- (C) RECESSED LED CEILING LIGHT
- (S) SINGLE LIGHT SWITCH



9'-9" SLIDER,
 3X - 2" X 10" HEADER 1/2 PLY. SPACERS
 1X JACK STUD,
 3X KING STUDS

STEP OUT WINDOW TYP.
 R.O. 6'-3"
 SINGLE SPAN HEADER
 1X JACK STUDS
 3X KING STUDS AT ENDS
 SEE STEP OUT WINDOW DETAIL
 ON SHEET D1 WINDOW & DOOR SCHEDULE

FLOOR PLAN GENERAL NOTES:

UNLESS NOTED OTHERWISE:

1. EXTERIOR WALLS 2" X 6" FRAMING
2. INTERIOR WALLS 2" X 4" FRAMING
3. ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
4. WINDOWS/DOORS: SEE WINDOW/ DOOR SCHEDULES
5. SEE ELEVATIONS FOR CEILING HEIGHTS/PLATES
6. HEADERS: < 4'-0" ; 3X - 2" X 6" ; 1 KING, 1 JACK STUDS
7. DOUBLE JOIST BLOCKS BELOW KITCHEN IS., PARTION, TUB, ETC.

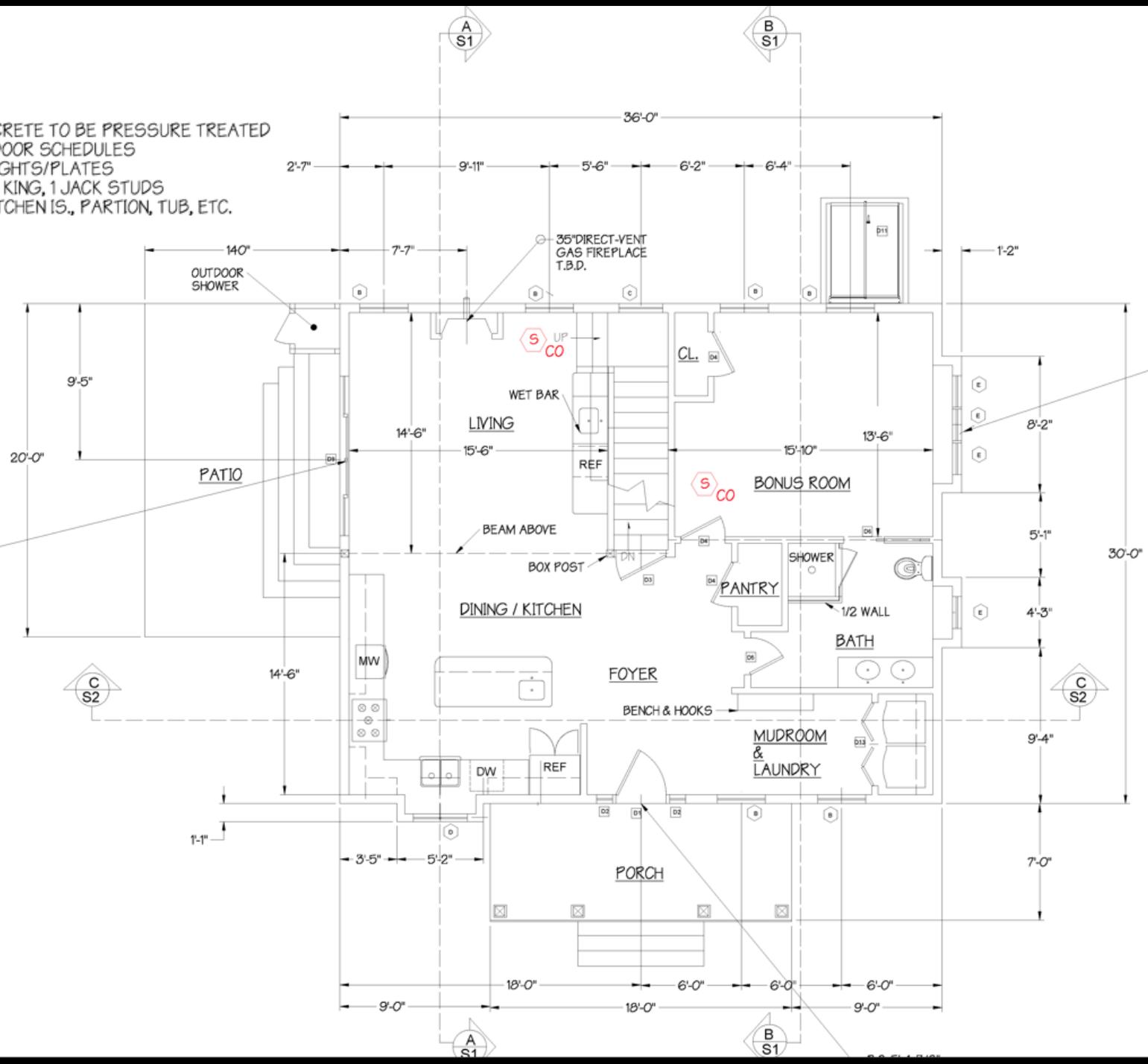
FIRST FLOOR PLAN

FLOOR PLAN GENERAL NOTES:

UNLESS NOTED OTHERWISE:

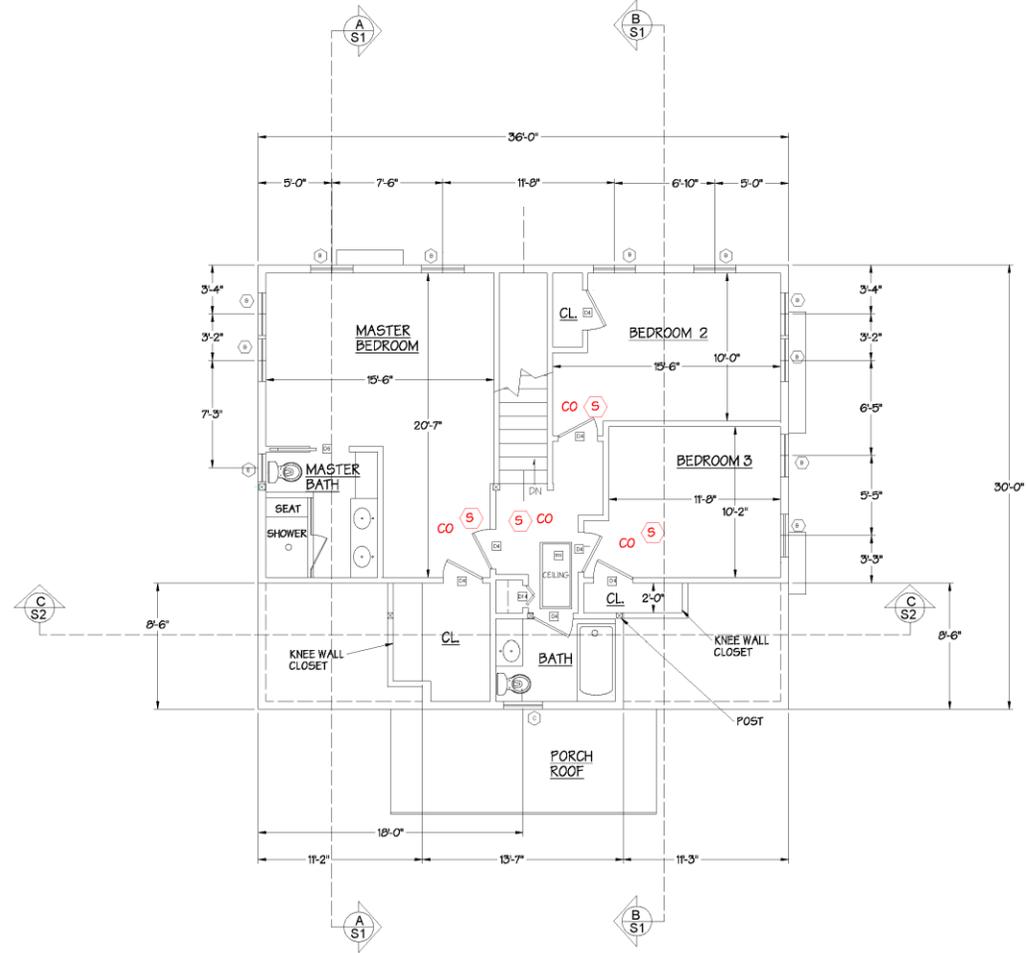
1. EXTERIOR WALLS 2" X 6" FRAMING
2. INTERIOR WALLS 2" X 4" FRAMING
3. ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED
4. WINDOWS/DOORS: SEE WINDOW/ DOOR SCHEDULES
5. SEE ELEVATIONS FOR CEILING HEIGHTS/PLATES
6. HEADERS: < 4'-0"; 3X - 2" X 6"; 1 KING, 1 JACK STUDS
7. DOUBLE JOIST BLOCKS BELOW KITCHEN IS., PARTION, TUB, ETC.

-  SMOKE -CO DETECTOR
-  HEAT DETECTOR
-  LED CEILING LIGHT
-  RECESSED LED CEILING LIGHT
-  SINGLE LIGHT SWITCH



STEP OUT WINDOW TYP.
R.O. 6'-3"
SINGLE SPAN HEADER
1X JACK STUDS
3X KING STUDS AT ENDS
SEE STEP OUT WINDOW DETAIL
ON SHEET D1 WINDOW & DOOR SCHEDULE

9'-9" SLIDER.
3X - 2" X 10" HEADER 1/2 PLY. SPACERS
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3X KING STUDS



- SMOKE -CO DETECTOR
- HEAT DETECTOR
- LED CEILING LIGHT
- RECESSED LED CEILING LIGHT
- SINGLE LIGHT SWITCH

FLOOR PLAN GENERAL NOTES:

UNLESS NOTED OTHERWISE:

1. EXTERIOR WALLS 2" X6" FRAMING
2. INTERIOR WALLS 2" X 4" FRAMING
3. WINDOWS/DOORS: SEE WINDOW/ DOOR SCHEDULES
4. SEE ELEVATIONS FOR CEILING HEIGHTS/PLATES

SECOND FLOOR PLAN



NEW HOME FOR:
 AMIDON RESIDENCE
 68 UNCLE BARNEYS RD
 WEST DENNIS, MA 02670

NOTE:

THE PLANS SHOWN ARE THE SOLE PROPERTY OF CUSTOM CRAFTED HOMES. THEY CANNOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF CUSTOM CRAFTED HOMES.

SCALE:

1/4" = 1'-0"
 AT D SIZE

REVISION:

STAMPED

PROJECT No:

2025-AMIDON

DATE:

27 MAY 2025

SHEET:

3 of 14

DWG. No:

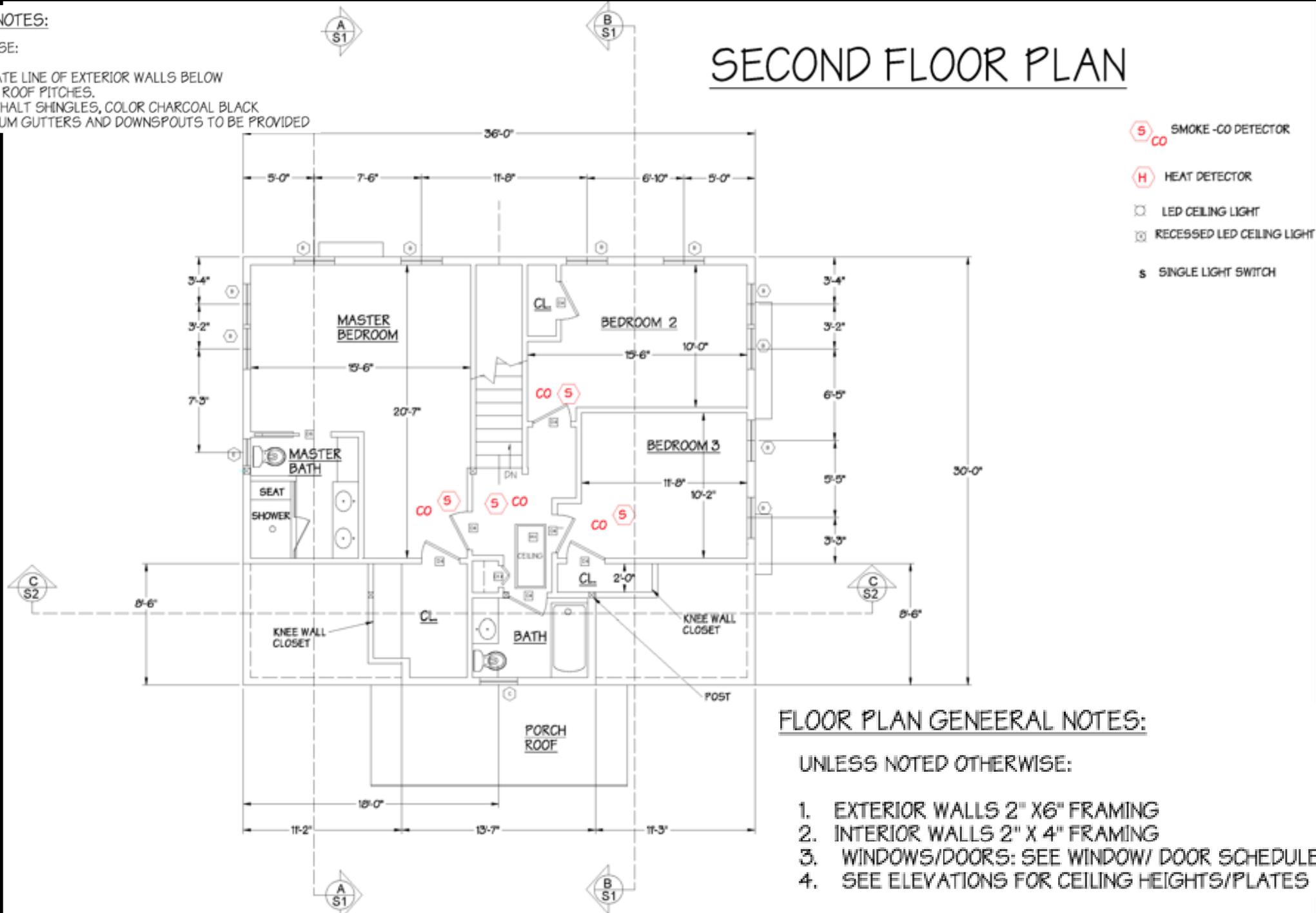
A2

ROOF PLAN GENERAL NOTES:

UNLESS NOTED OTHERWISE:

1. DASHED LINES INDICATE LINE OF EXTERIOR WALLS BELOW
2. SEE ELEVATIONS FOR ROOF PITCHES.
3. ARCHITECTURAL ASPHALT SHINGLES, COLOR CHARCOAL BLACK
4. CONTINUOUS ALUMINIUM GUTTERS AND DOWNSPOUTS TO BE PROVIDED

SECOND FLOOR PLAN



S CO SMOKE -CO DETECTOR

H HEAT DETECTOR

LED CEILING LIGHT

RECESSED LED CEILING LIGHT

s SINGLE LIGHT SWITCH

FLOOR PLAN GENERAL NOTES:

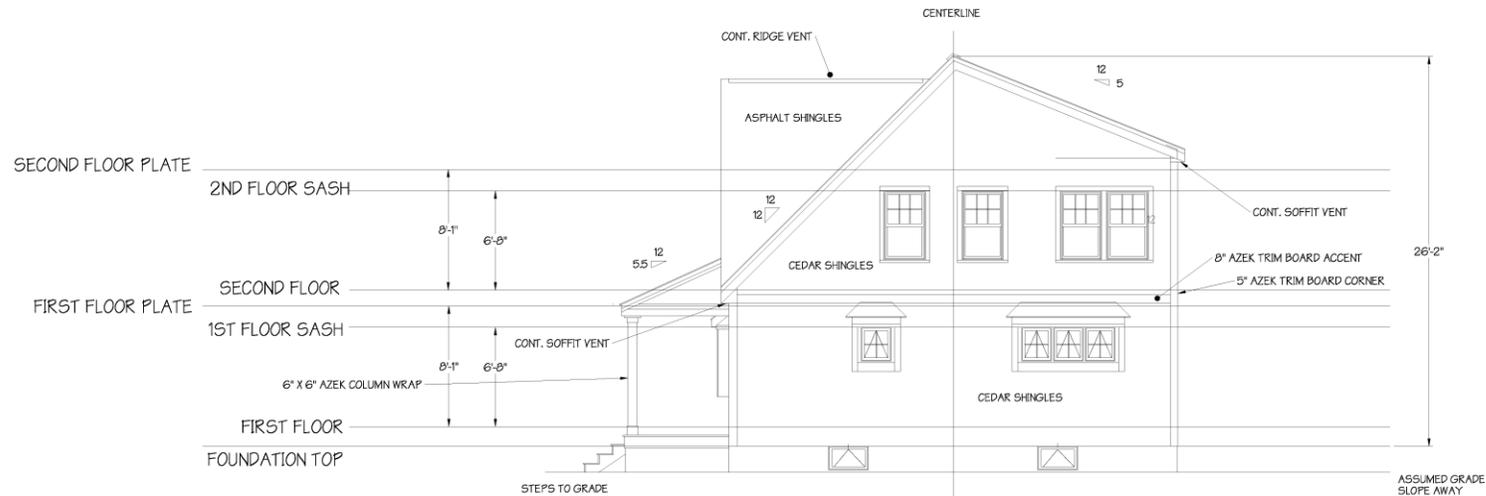
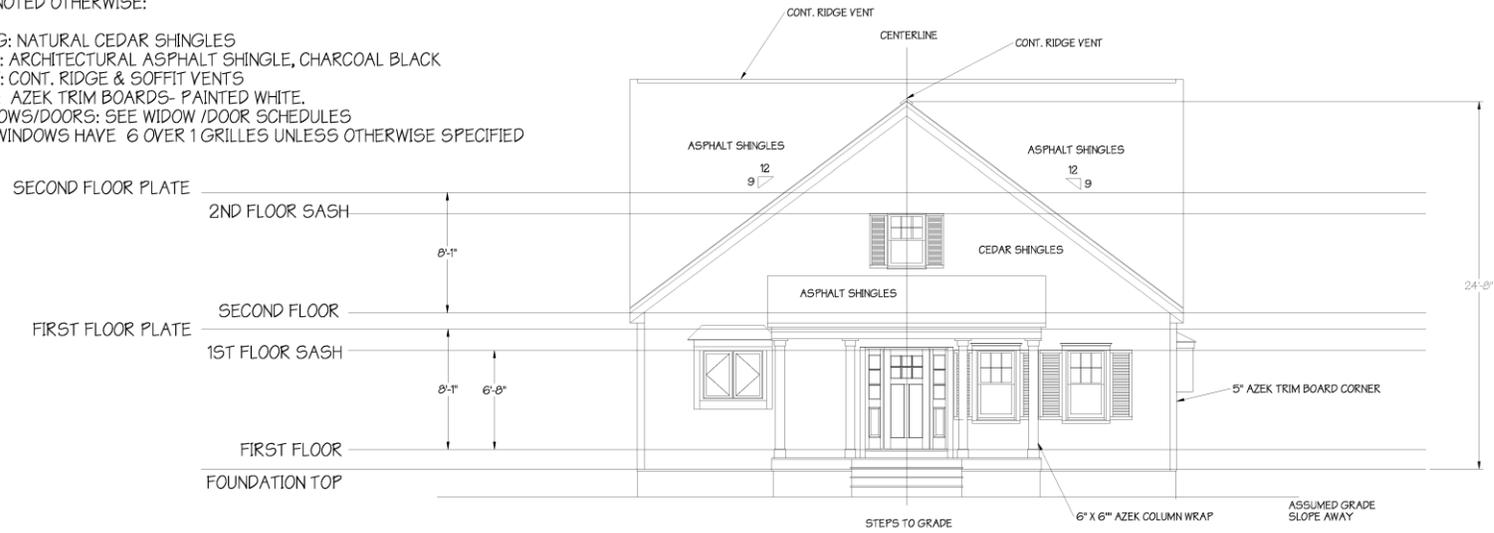
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1. EXTERIOR WALLS 2" X 6" FRAMING
2. INTERIOR WALLS 2" X 4" FRAMING
3. WINDOWS/DOORS: SEE WINDOW/ DOOR SCHEDULES
4. SEE ELEVATIONS FOR CEILING HEIGHTS/PLATES

ELEVATION GENERAL NOTES:

UNLESS NOTED OTHERWISE:

1. SIDING: NATURAL CEDAR SHINGLES
2. ROOF: ARCHITECTURAL ASPHALT SHINGLE, CHARCOAL BLACK
3. ROOF: CONT. RIDGE & SOFFIT VENTS
4. TRIM: AZEK TRIM BOARDS- PAINTED WHITE.
5. WINDOWS/DOORS: SEE WINDOW /DOOR SCHEDULES
6. ALL WINDOWS HAVE 6 OVER 1 GRILLES UNLESS OTHERWISE SPECIFIED



FRONT & RIGHT ELEVATIONS



NEW HOME FOR:
 AMIDON RESIDENCE
 68 UNCLE BARNEY RD
 WEST DENNIS, MA 02670

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SCALE:
 1/4" = 1'-0"
 AT D SIZE

REVISION:
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PROJECT No.:
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DATE:
 27 MAY 2025

SHEET:
 5 of 14

DWG. No.:

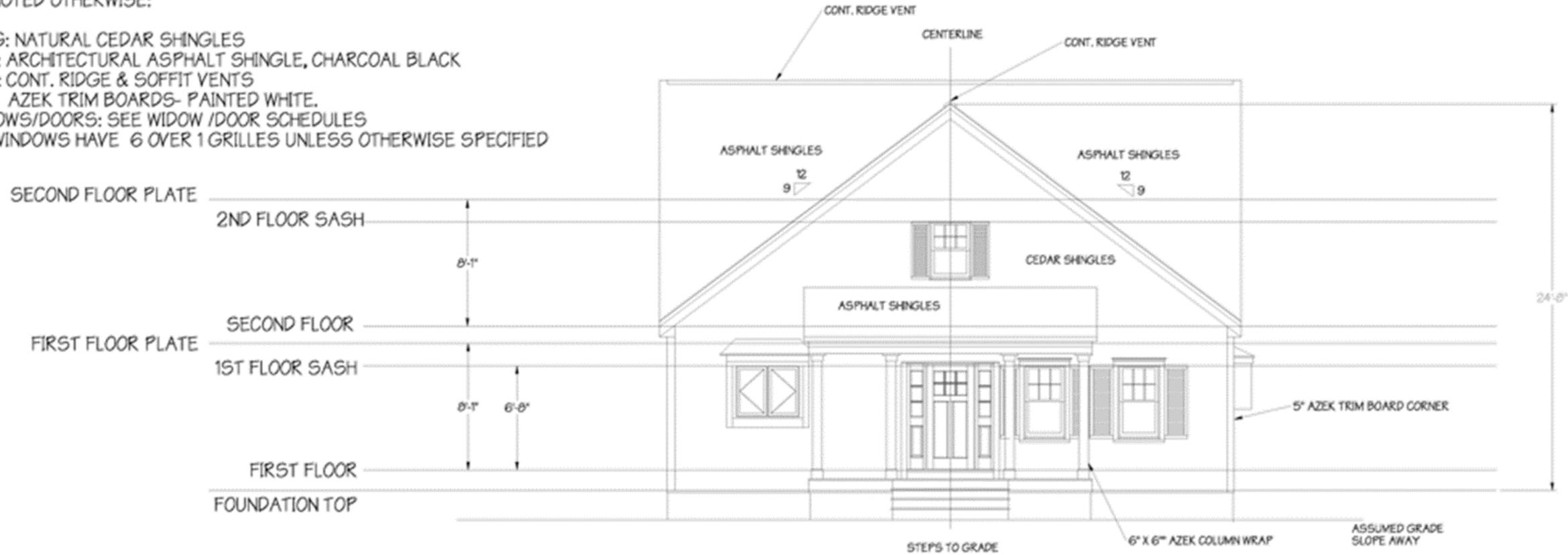
A4

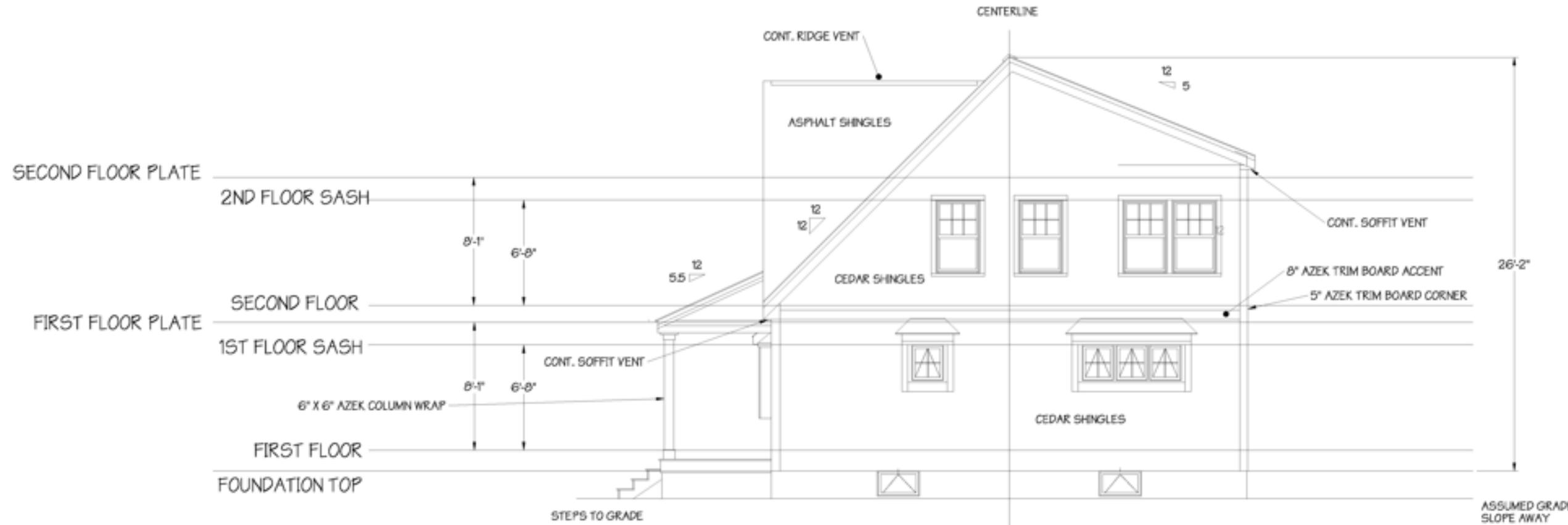
FRONT & RIGHT ELEVATIONS

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UNLESS NOTED OTHERWISE:

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3. ROOF: CONT. RIDGE & SOFFIT VENTS
4. TRIM: AZEK TRIM BOARDS- PAINTED WHITE.
5. WINDOWS/DOORS: SEE WIDOW /DOOR SCHEDULES
- 6 ALL WINDOWS HAVE 6 OVER 1 GRILLES UNLESS OTHERWISE SPECIFIED



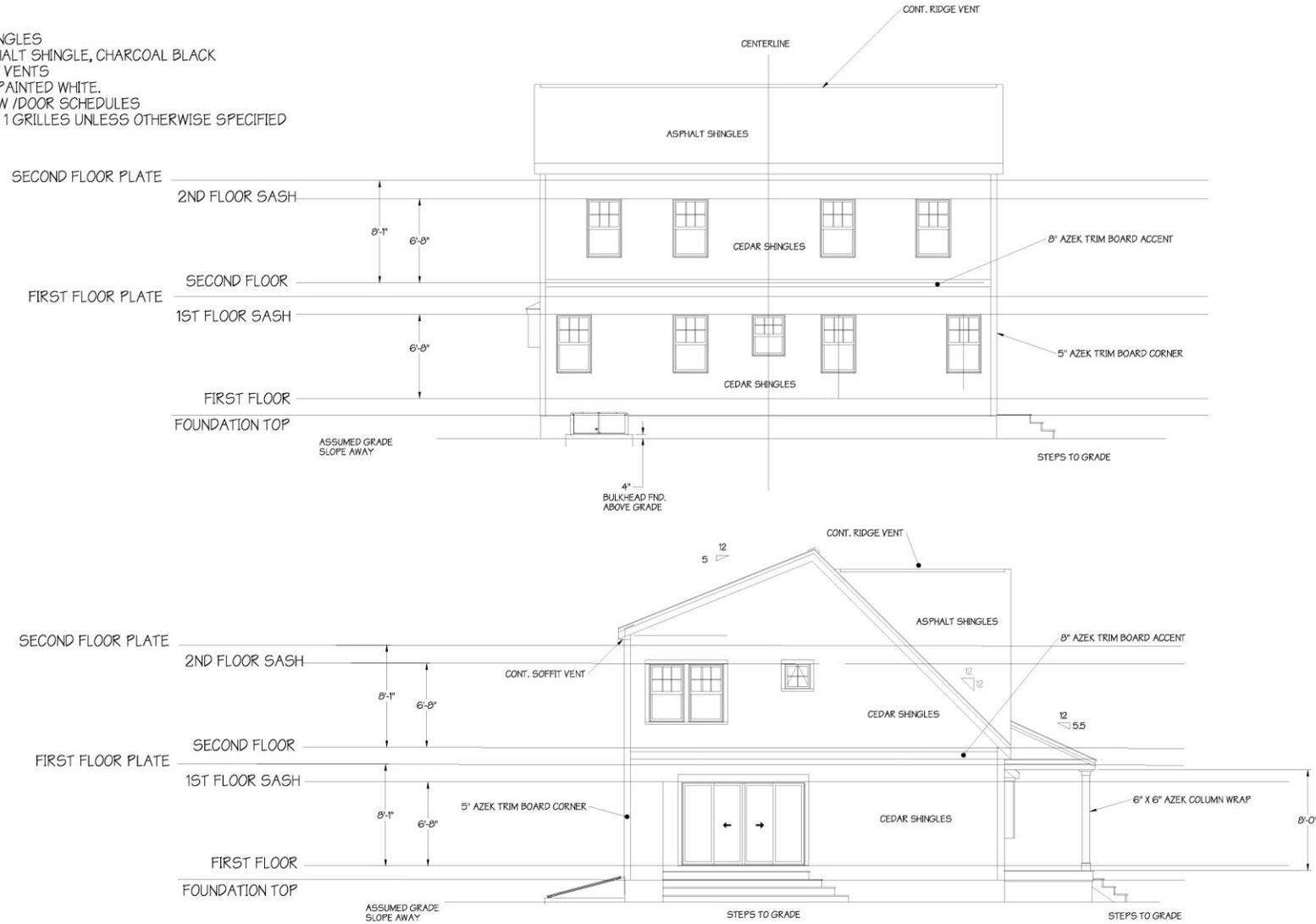


FRONT & RIGHT ELEVATIONS

ELEVATION GENERAL NOTES:

UNLESS NOTED OTHERWISE:

1. SIDING: NATURAL CEDAR SHINGLES
2. ROOF: ARCHITECTURAL ASPHALT SHINGLE, CHARCOAL BLACK
3. ROOF: CONT. RIDGE & SOFFIT VENTS
4. TRIM: AZEK TRIM BOARDS- PAINTED WHITE.
5. WINDOWS/DOORS: SEE WINDOW /DOOR SCHEDULES
6. ALL WINDOWS HAVE 6 OVER 1 GRILLES UNLESS OTHERWISE SPECIFIED



REAR & LEFT ELEVATIONS



NEW HOME FOR:
AMIDON RESIDENCE
68 UNCLE BARNEYS RD
WEST DENNIS, MA 02670

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SCALE:

1/4" = 1'-0"
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 6 of 14

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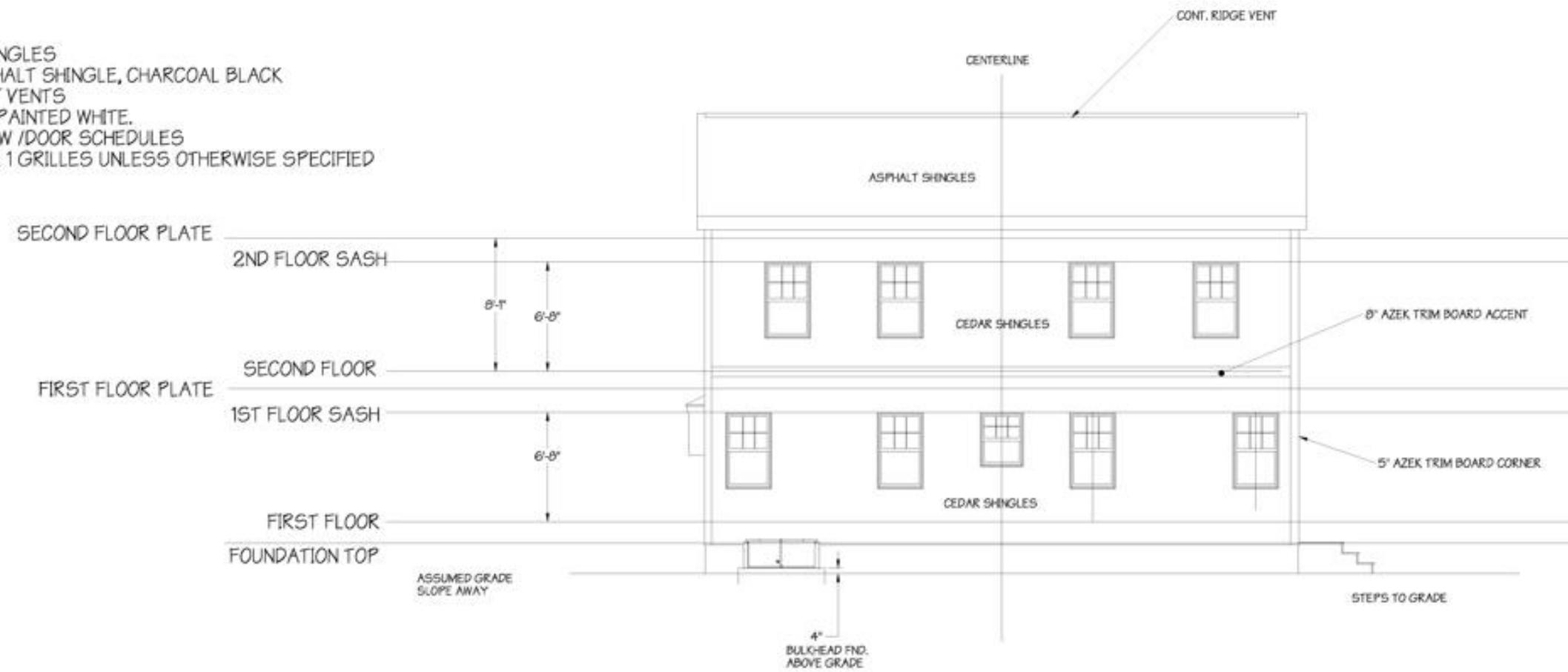
A5

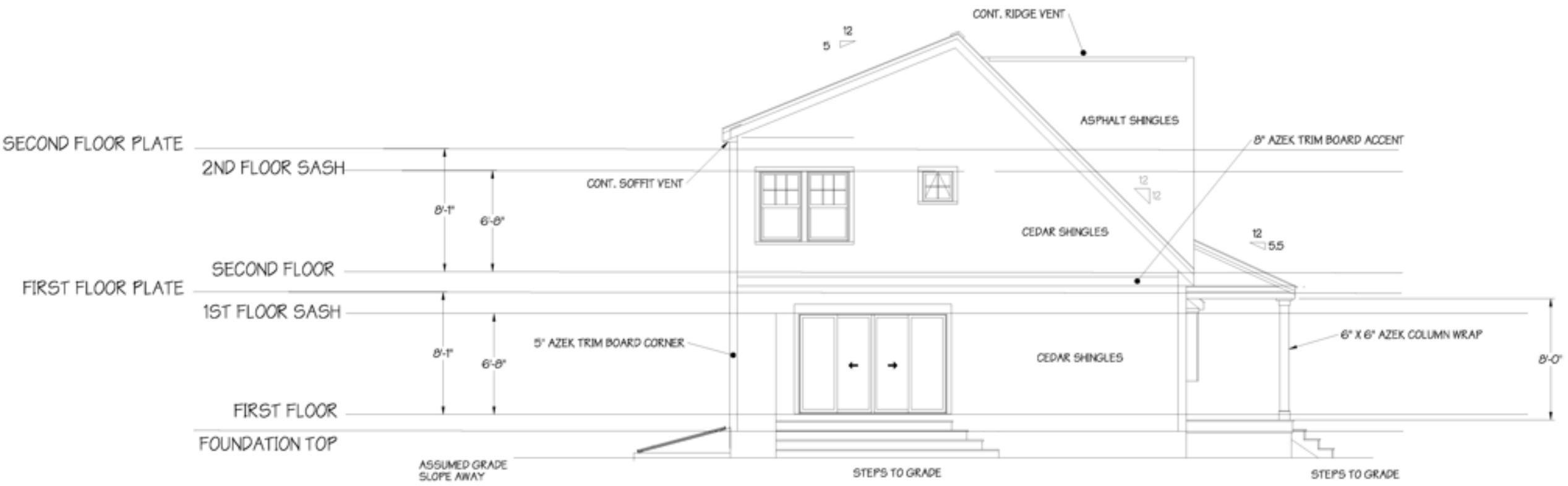
REAR & LEFT ELEVATIONS

ELEVATION GENERAL NOTES:

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2. ROOF: ARCHITECTURAL ASPHALT SHINGLE, CHARCOAL BLACK
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REAR & LEFT ELEVATIONS



UNCLE BARNEY'S ROAD

N 52° 03' 20" E
124.96'

R=1184.72'
119.02'

3 FEET SETBACK

SETBACK
20'-0"

S 72° 00' 50" E
84.52'

LOT 1

S 28° 48' 40" E
54.32'

LOT 2

S 71° 43' 00" E
60.00'

EXISTING HOUSE
-TO BE DEMOLISHED-

EXISTING GARAGE

NEW HOUSE LOCATION

S 16° 17' 00" W
103.40'

LOT 3

S 68° 36' 15" E
209.97'

SETBACK

NOTES:
1. LOT LINES BASED ON SUBDIVISION OF LAND L.C. PLAN 25168 A & B. FILED WITH CERT. OF TITLE NO. 17438. REGISTRY DISTRICT OF BARNSTABLE COUNTY.
2. SEWAGE DISPOSAL SYSTEM BASED ON SITE PLAN BY MORAN ENGINEERING, INC. HARWICH, MA. PROJECT 95-096 DATED 03/30/1995- APPROXIMATION ONLY



SITE PLAN



NEW HOME FOR:
AMIDON RESIDENCE
68 UNCLE BARNEYS RD
WEST DENNIS, MA 02670

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SCALE:
SEE SHEET

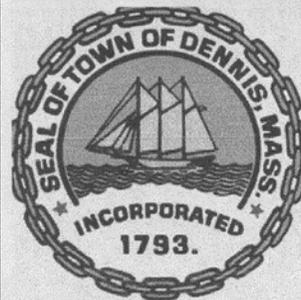
REVISION:
STAMPED

PROJECT No.:
2025-AMIDON

DATE:
27 MAY 2025

SHEET:
7 of 14

DWG. No.:
P1



Issued to: Jeff Baroni

Location: 68 UNCLE BARNEYS ROAD
WEST DENNIS

Demo-Delay for Historic Commission

Record #: DDEL-1

Description of Work: Demolition of existing structure and build new home according to plans

Approved by: Diane Rochelle, Historic Commission Chairperson Approved - Diane Rochelle, Dennis Historic Commission, Chair Person

Date of Approval: July 9, 2025
Expiration Date: July 9, 2026

AFFIDAVIT OF AUTHORIZATION Zoning Board of Appeals Application Town of Dennis, Massachusetts

I, **Phill Amidon**, being the owner of the property located at:

**68 Uncle Barney's Road
West Dennis, MA 02670**

do hereby authorize **Custom Crafted Homes** to act on my behalf and to submit any and all applications, plans, and documents to the **Town of Dennis Zoning Board of Appeals** in connection with the proposed project at the above address.

I affirm that I have reviewed the proposed application and plans and that I fully support and approve of Custom Crafted Homes representing me in this matter.

Signed under the pains and penalties of perjury this **11th day of July, 2025**.

Signature: _____
Phill Amidon
Owner

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).

Find Properties

Upper County Road, Dennisport MA (Assessor's Map 90, Parcel 12)

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
90-12-0	242 UPPER CC	DP	RACINE RICHARD R ET UX

Detail Information [Zoom To](#)

Key	6745
Fiscal Year	2026
Extension	0
Address	242 UPPER COUNTY ROAD
Village	DP
Property Type	R
Owner	RACINE RICHARD R ET UX
Co-Owner	RACINE DIANE E
Owner Address	242 UPPER COUNTY ROAD
Owner City	DENNISPORT
Owner State	MA
Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	05/12/00 00:00:00
Book	13004
Page	307
Certificate	
Last Sale Price	143000.0000
Total Value	\$418,500.00
Land Value	\$129,100.00
Building Value	\$284,000.00
Detached Building Value	\$5,400.00
Acres	0.23
Prev Year Total Value	\$397,300.00
Property Card	PK Field Card

[Find Abutters](#)



Key: 6745

Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 7,093

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card					
RACINE RICHARD R ET UX		90-12-0		242 UPPER COUNTY ROAD DP			1010	100	SINGLE FAMILY			1		1 of 1					
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %				
RACINE RICHARD R ET UX		RACINE RICHARD R ET UX		05/12/2000	QS	143,000	13004-307		12/08/2023	77	CYCLICAL REV		12/08/2023	KT	0 0				
RACINE DIANE E		COLE DORIS E		08/28/1995	QS	126,000	9817-32		06/02/2005	77	CYCLICAL REV		06/02/2005	HD	0 0				
242 UPPER COUNTY ROAD		MCELROY		04/23/1987	QS	130,000	N/A/N/A	2002-533	09/17/2002	2	ADDITIONS	1,000	02/09/2004	SF	100 100				
DENNISPORT, MA 02639								0000	04/27/1999	77	CYCLICAL REV		04/27/1999	RC	0 0				
								1000	12/06/1991	77	CYCLICAL REV		12/06/1991		0 0				
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE							
100	A	0.230	13	1.00	R	1.00	1	1.00	219,640	2.56	1	1.00	R02	0.85	129,100				
TOTAL		10,019 SF				Photo Date		12/08/2023		BLDG #		1							
Nbhd		SWAN POND				Photo													
FEMA		OLD PK CODE				YrBlt		1800		NET AREA		2,000							
Int1		AVERAGE				COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE									
						SINGLE FAMILY		418,500		397,300									
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD												
SHF	A	1.00	A 0.75	20X12	240	20.74	3,700												
SHF	A	1.00	A 0.75	12 X 8	2002	23.00	1,700												
BLDG		ADJ	DESC	LAND		129,100	131,500												
STYLE		1.30	OLD STYLE [100%]	BUILD.		284,000	263,800												
QUALITY		1.00	AVERAGE [100%]	DETACH		5,400	2,000												
FRAME		1.00	WOOD FRAME [100%]	OTHER		0	0												
TOTAL						418,500		397,300											
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vw/Ht	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
1		1800	1980 / 43	1.000	1.320	12/8/2023	NMK	1/1/1982	JMC	12/8/2023	KT	8.0	1.00	2,000	1.000	\$225.40	450,793	63	284,000
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	450,793		
STORIES(FAR)		1.5	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRL	775		38.47	29,816	CONDITION ELEM		CD	
ROOMS		6	1.00	EXT. COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	775	1800	208.25	161,391	EXTERIOR		F	
BEDROOMS		3	1.00	ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	285		43.72	12,460	INTERIOR		A	
BATHROOMS		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BASE AREA	622	1800	208.25	129,529	KITCHEN		A	
FIXTURES		3	\$4,500	FLOOR COVER	1	HARDWOOD	1.00	USF	L	UPPER STORY FIN	603	1800	166.36	100,313	BATHS		A		
RES UNIT CNT		1	1.00	INT. FINISH	1	PLASTER	1.00	FPL	O	FPL, FIREPLACE	1		9,509.30	9,509	HVAC/ELEC		A		
				HEATING/COOLING	2	HOT WATER	1.02	ODS	O	OUT DOOR SHOWER	1		3,274.90	3,275					
				FUEL SOURCE	2	GAS	1.00												
				SEASONAL			1.00												
				PRIVATE ROAD	1	NO	1.00												
				HISTORIC DST	1	NO	1.00												
				GENERATOR			1.00												
				USE			1.00												
EFF_YR/AGE		1980 / 43																	
COND		32 32 %																	
FUNC		5																	
ECON		0																	
DEPR		37		% GD		63													
RCNLD		\$284,000																	

Find Properties

Owner:

Parcel ID:

Address:

[Clear](#)

Condo/Cottage Colony:

Results Summary

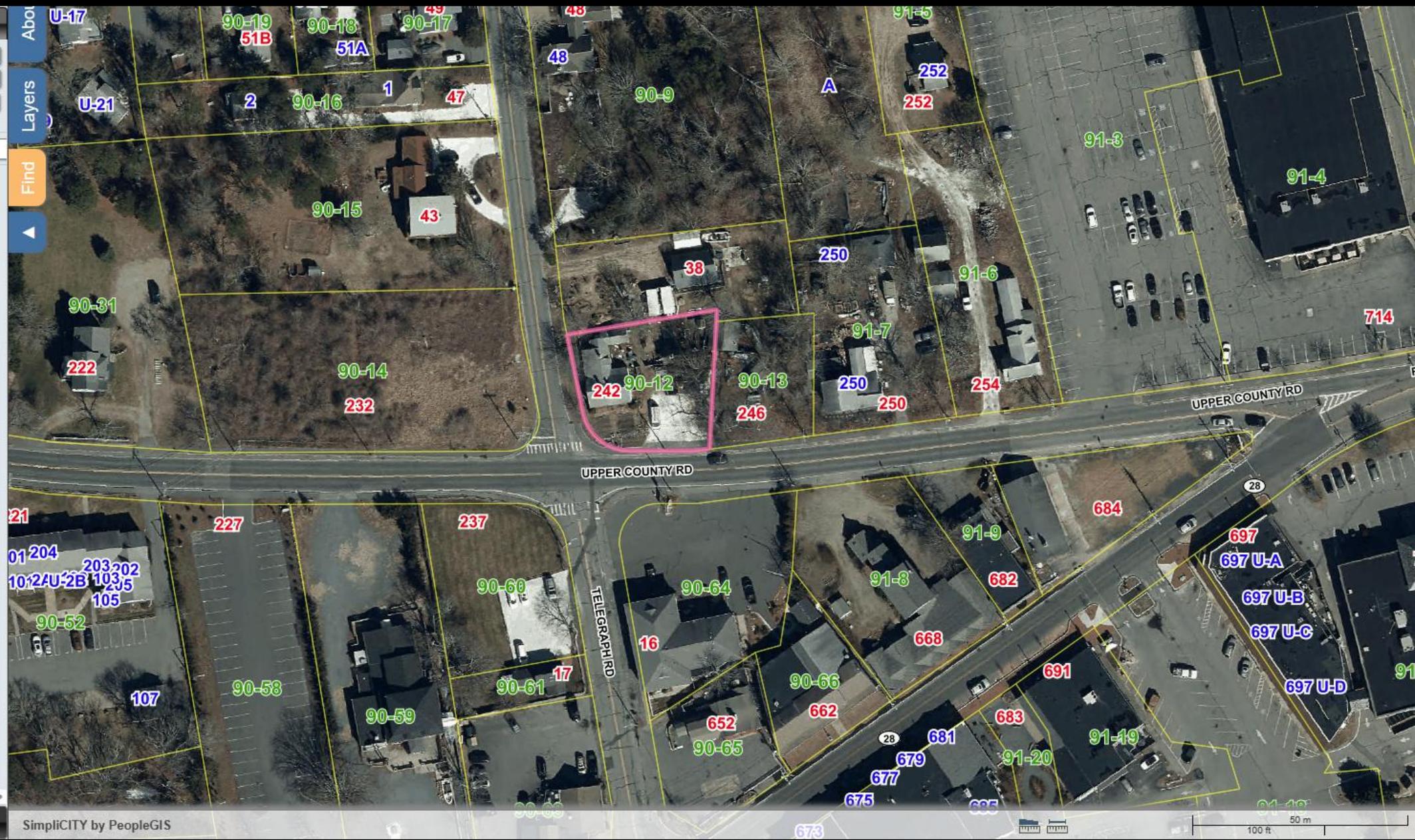
Parcels

Parcel ID	Address	Village	Owner
90-12-0	242 UPPER CC	DP	RACINE RICHARD

Detail Information [Zoom To](#)

CAMA ID	90-12-0
MapPar	90-12
Key	6745
Fiscal Year	2026
Extension	0
Address	242 UPPER COUNTY ROAD
Village	DP
Property Type	R
Owner	RACINE RICHARD R ET UX
Co-Owner	RACINE DIANE E
Owner Address	242 UPPER COUNTY ROAD
Owner City	DENNISPORT
Owner State	MA
Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
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Page	307
Certificate	
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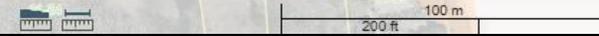
Find Abutters



- Hiking/Walking Trailways
 - Environmental Justice 2020 (updated 2021)
 - Zoning
 - Historic Districts
 - Condo and Cottage Colonies
 - Infrastructure Points
 - 2020 Aerial Planimetrics
 - Hurricane SLOSH
 - FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
 - Voting Precincts
 - Elevation
 - MassDEP Regulated Areas
 - MA NHESP Certified Vernal Pools
 - MA NHESP Potential Vernal Pools
 - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
 - NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
 - Land Use (Last Update 2013)
-
- 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



SimpliCITY by PeopleGIS

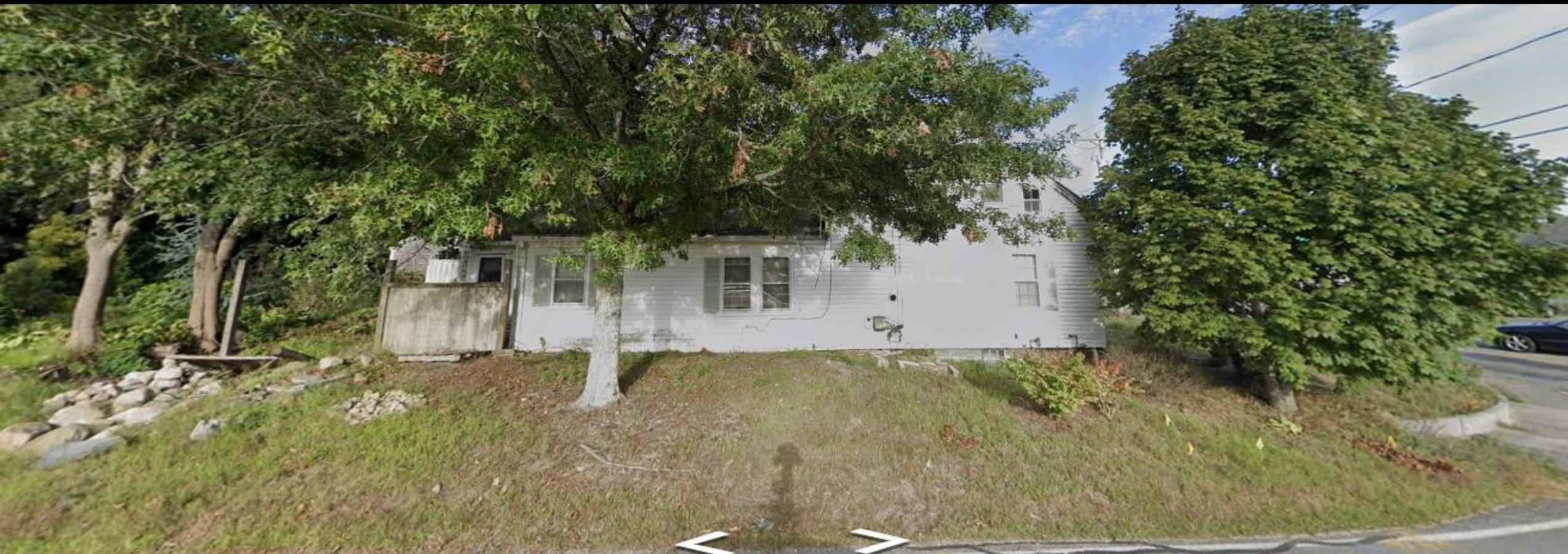




234 Upper County Rd
Dennis, Massachusetts
[View on Google Maps](#)





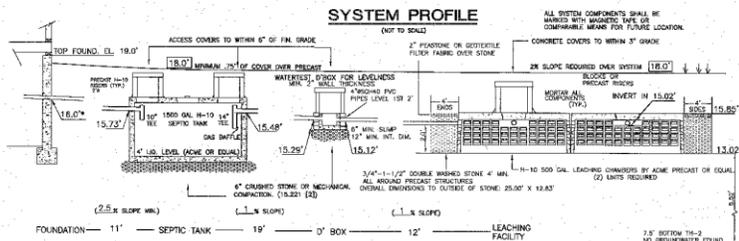




LEGEND

- 00 --- EXISTING CONTOUR
- 00.7 --- EXIST. SPOT ELEV.
- (00.4) --- PROPOSED CONTOUR
- (00.4) --- PROPOSED SPOT EL.
- ⊕ TEST HOLE
- ▭ CONCRETE BOUND
- ⊕ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POST
- ⊕ WATER SHUT OFF
- X --- FENCE
- W --- WATER LINE
- G --- GAS LINE
- E --- OVERHEAD ELECTRIC
- S --- SEWER LINE

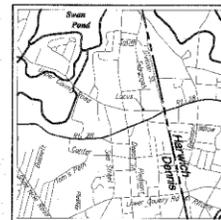
NOTE: NOT ALL SYMBOLS MAY APPEAR ON DRAWING



*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

NOTES

1. DATUM IS NAVD88
2. MUNICIPAL WATER IS EXISTING
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE ASHIO H-22
5. PIPE JOINTS TO BE MADE WATER-TIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGGERS (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 2' AROUND THE PROPOSED LEACHING FACILITY.
12. EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
13. OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 90 PARCEL 12

LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0811J DATED 7/16/2014

SITE IS LOCATED IN MASSDEP NITROGEN SENSITIVE AREA (NSA)

SYSTEM DESIGN:

GARBAGE DISPOSER IS **NOT ALLOWED**

EXISTING 3 BEDROOM DWELLING
PROPOSED 3 BEDROOM DWELLING
DESIGN FLOW: 3 BEDROOMS @ 110 GPD = 330 GPD
USE A 330 GPD DESIGN FLOW

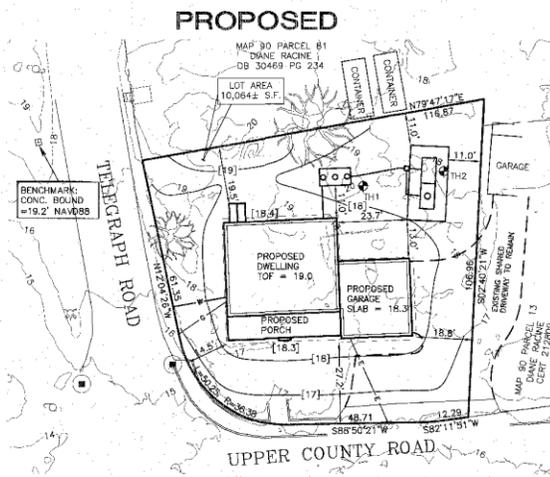
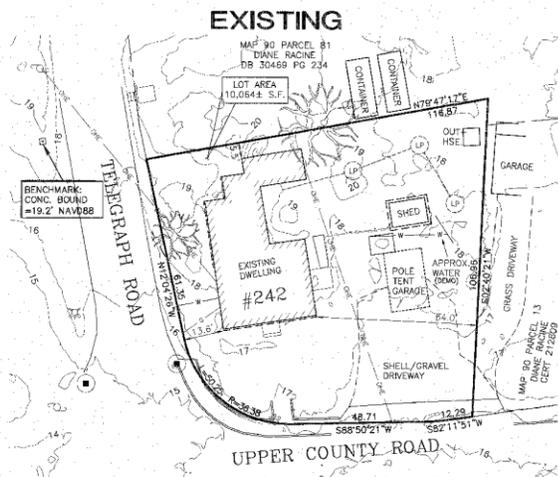
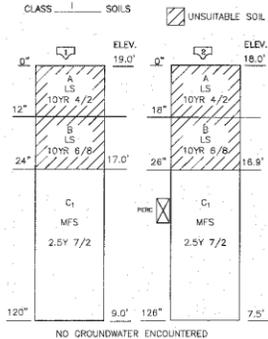
SEPTIC TANK: 330 GPD (4.5) = 1485
USE A 1500 GAL. SEPTIC TANK

LEACHING:
SIDES: 2 (25 x 12.83) 2 (.74) = 112 GPD
BOTTOM: 25 x 12.83 (.74) = 237 GPD
TOTAL: 472 S.F. 349 GPD

USE (2) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL) WITH 4" STONE ALL AROUND

TEST HOLE LOGS

ENGINEER: DANIEL E. GONSALVES, SE #13587
WITNESS: CAMRIE, BAMS
DATE: 8/28/24
PERC. RATE = < 2 MIN/INCH
CLASS 1 SOILS



ZONING SUMMARY

ZONING DISTRICT: DENNISPORT VILLAGE CENTER AREA B (RESIDENTIAL USE)

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	10,064± S.F.	10,064± S.F.
MIN. LOT FRONTAGE	50'	172.6'	172.6'
MIN. LOT WIDTH	100'	97'	97'
MIN. FRONT SETBACK	25'	13.6'	14.5'
MIN. SIDE SETBACK	15'	34.0'	18.8'
MIN. REAR SETBACK	25'	5.5'	19.5'
MAX. BUILDING COVERAGE	15%	16.1% (1,819 S.F.)	23.2% (2,336 S.F.)
MAX. BUILDING HEIGHT	2.5 STORIES	1.5	2
NON-COMFORMING FLOOR AREA	-	786 S.F.±	256 S.F.
FLOOR AREA RATIO (FAR)	30%	19.6%	19.2%

OWNER OF RECORD

NAME: RICHARD R. & DIANE E. RACINE
ADDRESS: 242 UPPER COUNTY ROAD
TOWN: DENNISPORT, MA 02639

REFERENCES

DEED BOOK 13004 PAGE 307
PLAN BOOK 855 PAGE 10
PLAN BOOK 263 PAGE 74
LCP 25155-A

SITE PLAN
OF
242 UPPER COUNTY ROAD
DENNISPORT, MA
PREPARED FOR
RICHARD & DIANE RACINE

DATE: JANUARY 2, 2025

Scale: 1"=20'



DATE: 1-2-25
DANIEL A. QUALA, P.E., P.L.S.

off: 508-342-4541
fax: 508-352-9680
dennis@dceng.com

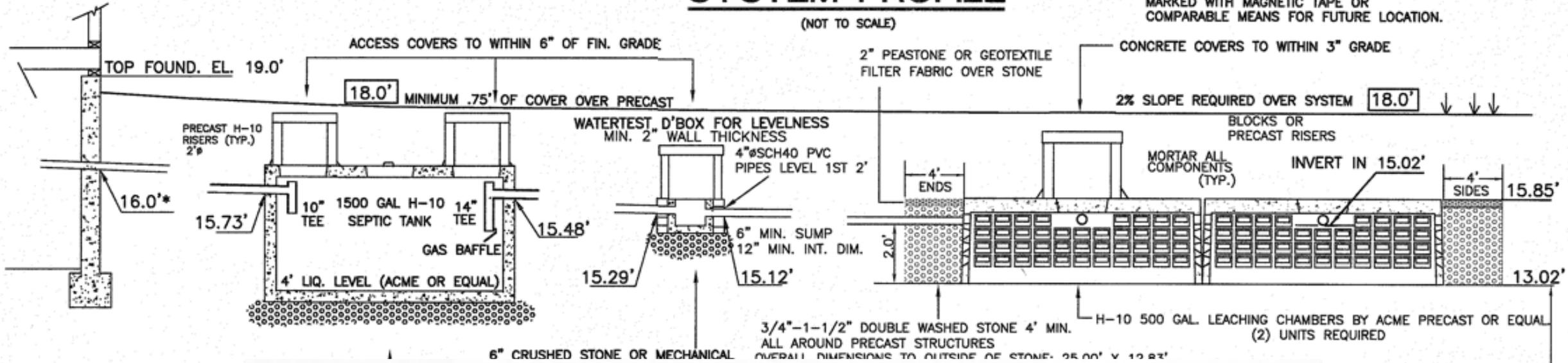
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT, MA 02875

SURVEY: NHO
DRAFTED BY: PHT
CHECKED BY: [Signature]

SYSTEM PROFILE

(NOT TO SCALE)

ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC TAPE OR COMPARABLE MEANS FOR FUTURE LOCATION.



(2.5%)

ZONING SUMMARY

FOUNDATION — 11

ZONING DISTRICT: DENNISPORT VILLAGE CENTER AREA B
(RESIDENTIAL USE)

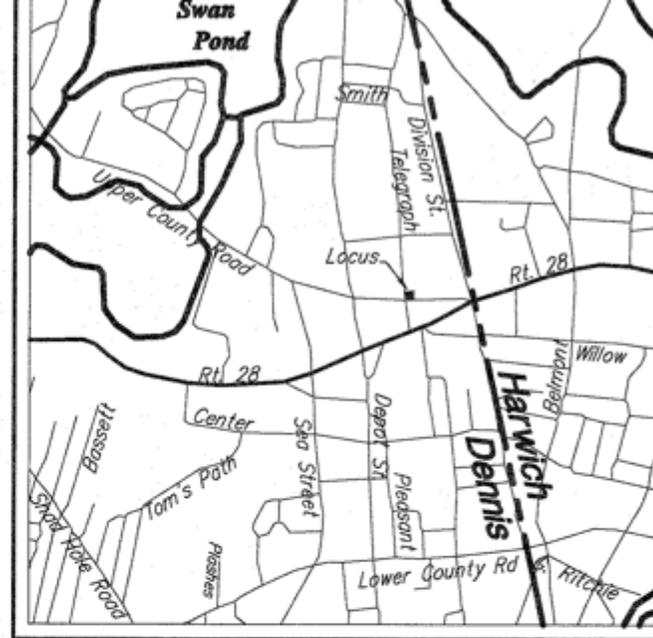
7.5' BOTTOM TH-2
NO GROUNDWATER FOUND

*THE INSTALLER SH. LOCATIONS OF ALL BUILDING SEWER OR ELEVATIONS PRIOR PORTION OF SEPTIC

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	10,064± S.F.	10,064± S.F.
MIN. LOT FRONTAGE	50'	172.6'	172.6'
MIN. LOT WIDTH	100'	97'	97'
MIN. FRONT SETBACK	25'	13.6'	14.5'
MIN. SIDE SETBACK	15'	54.0'	18.8'
MIN. REAR SETBACK	25'	5.5'	19.5'
MAX. BUILDING COVERAGE	15%	16.1% (1,619 S.F.)	23.2% (2,336 S.F.)
MAX. BUILDING HEIGHT	2.5 STORIES	1.5	2
NON-CONFORMING FLOOR AREA	-	786 S.F.±	339 S.F.
FLOOR AREA RATIO (FAR)	30%	19.6%	28.6%

NOTES

1. DATUM IS NAVD 88
2. MUNICIPAL WATER IS EXISTING
3. MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
4. DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-10
5. PIPE JOINTS TO BE MADE WATERTIGHT.
6. CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
7. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
8. PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
9. COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
12. EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
13. OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 90 PARCEL 12

LOCUS IS WITHIN FEMA FLOOD ZONE X
(AREA OF MINIMAL FLOOD HAZARD) AS
SHOWN ON COMMUNITY PANEL #25001C0611J
DATED 7/16/2014

SITE IS LOCATED IN MASSDEP NITROGEN
SENSITIVE AREA (NSA)

LEGEND

— 99 —	EXISTING CONTOUR
× 99.1	EXIST. SPOT ELEV.
— [99] —	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
⊗	FIRE HYDRANT
⊙	LIGHT POST
⊗	WATER SHUT OFF
— X —	FENCE
— W —	WATER LINE
— G —	GAS LINE
— OHE —	OVERHEAD ELECTRIC
— S —	SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

SYSTEM DESIGN:

GARBAGE DISPOSER IS NOT ALLOWED

EXISTING 3 BEDROOM DWELLING
PROPOSED 3 BEDROOM DWELLING

DESIGN FLOW: 3 BEDROOMS @ 110 GPD = 330 GPD
USE A 330 GPD DESIGN FLOW

SEPTIC TANK: 330 GPD (4.5) = 1485
USE A 1500 GAL. SEPTIC TANK

LEACHING:

SIDES: $2 (25 + 12.83) 2 (.74) = 112$ GPD

BOTTOM $25 \times 12.83 (.74) = 237$ GPD

TOTAL: 472 S.F. 349 GPD

USE (2) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL)
WITH 4' STONE ALL AROUND

OMIT SIDING (INSTALL WIND BARRIER ONLY)
 ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE



PORCH OVERHANG, SLAB, POSTS AND RAILING FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER. PORCH CANNOT BEAR ON MODULES, MUST BE STRUCTURALLY INDEPENDENT. DESIGN AND CONSTRUCTION OF THE PORCH TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL

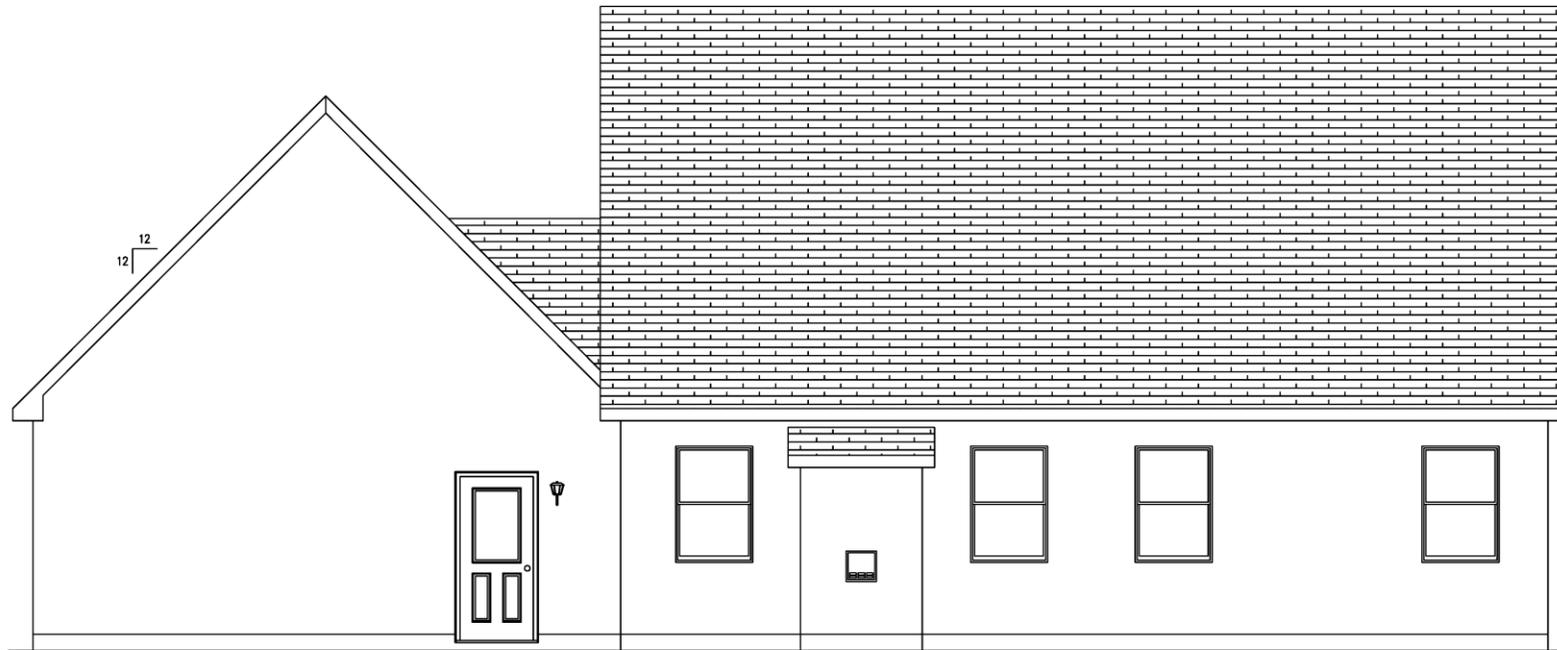
JORDANY 8/8/2024 8:49:36 AM

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

BUILDER HOMETEK BUILDERS-AFFORDABLE MODULAR RACINE	CITY DENNIS PORT	COUNTY BARNSTABLE	STATE MA	CUSTOMER MODULAR RACINE	SQ. FT. 1821	
						WIND SPEED 140 MPH VULT
ORDER NO. 118013	SERIAL NO. 118013	SERIAL # #	FILE NO. P118013(650)			
4062-CBS CAPE FRONT ELEVATION				 		
DATE: 8/7/24	DRAWN BY: JWY	STATUS: CONFO				
PAGE:	2.1					

CEILING

FLOOR



JORDANY 8/8/2024 8:49:36 AM

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

DATE: 8/7/24	DRAWN BY: JWY	STATUS: CONFO	4062—CBS CAPE REAR ELEVATION				BUILDER HOMETEK BUILDERS—AFFORDABLE MODULAR RACINE
			CUSTOMER DENNIS PORT		COUNTY BARNSTABLE	STATE MA	
						WIND SPEED 140 MPH VULT	
						SNOW LOAD 30	
						SO. FT. 1821	
						FILE NO. P118013(650)	
						SERIAL # 118013	
						SERIAL # 118013	

MBSP
MODULAR BUILDING SYSTEMS OF PA

CUSTOM BUILDING SYSTEMS LLC

Custom Building Systems LLC
200 Carlton Ave.
Middleburg, PA 17042
www.custombuildingystems.net

CEILING

FLOOR

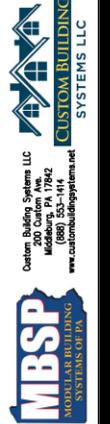


PORCH OVERHANG, SLAB, POSTS AND RAILING FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER. PORCH CANNOT BEAR ON MODULES, MUST BE STRUCTURALLY INDEPENDENT. DESIGN AND CONSTRUCTION OF THE PORCH TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL.

JORDANY 8/8/2024 8: 49: 36 AM

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

4062-CBS CAPE LEFT ELEVATION



STATUS: CONFO

DRAWN BY: JWY

DATE: 8/7/24

PAGE:

2.3

BUILDER CITY DENNIS PORT WIND SPEED 140 MPH VULT SERIAL NO. 118013

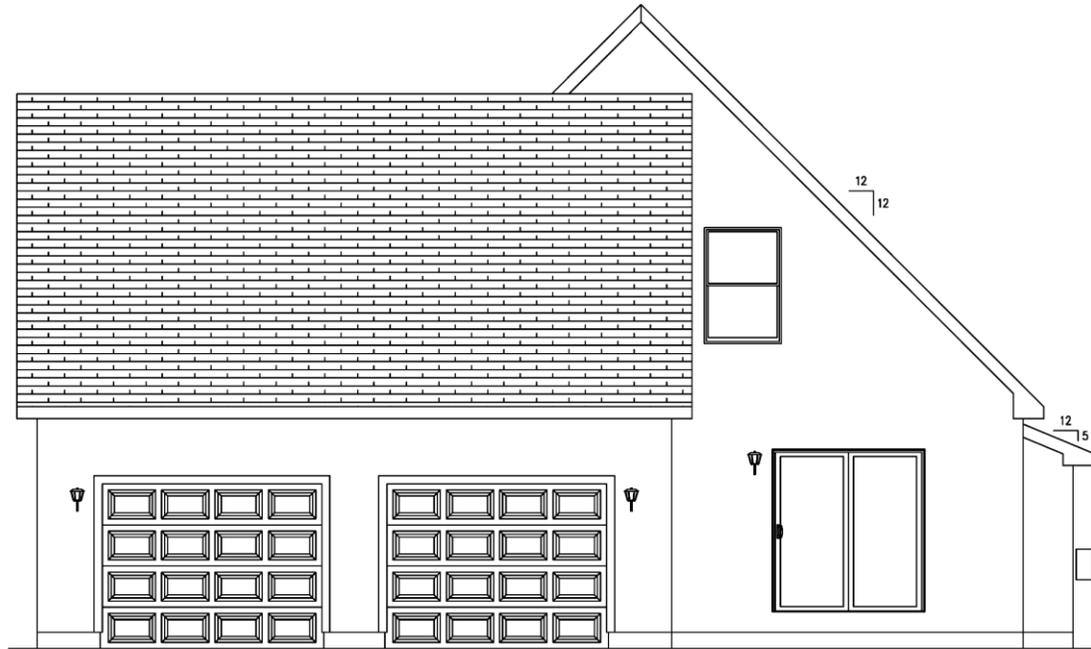
CUSTOMER AFFORDABLE MODULAR RACINE STATE MA SQ. FT. 1821

COUNTY BARNSTABLE SNOW LOAD 30

FILE NO. P118013(650)

CEILING

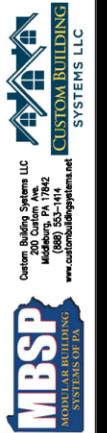
FLOOR



JORDANY 8/8/2024 8:49:36 AM

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

4062—CBS CAPE
RIGHT ELEVATION

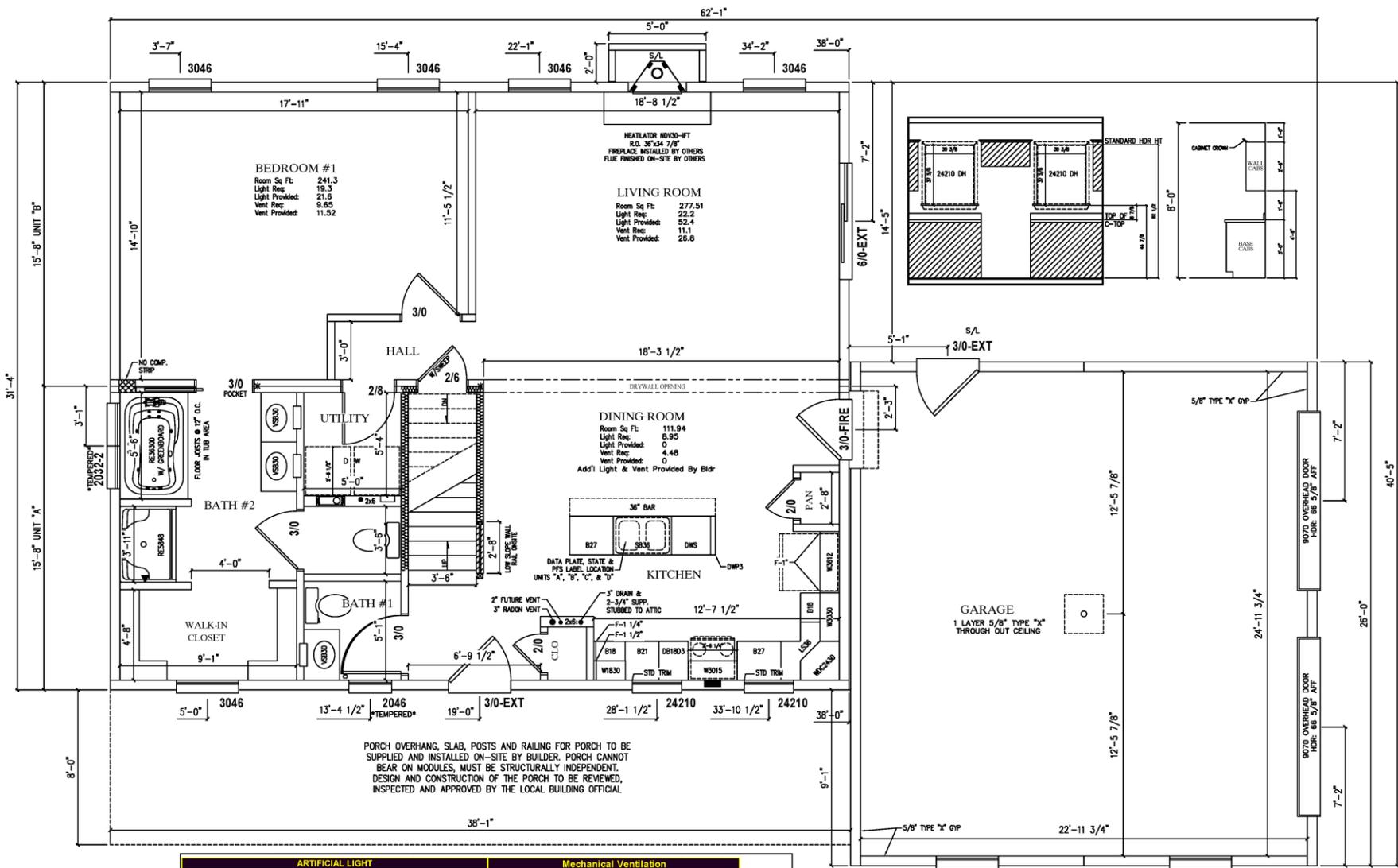


DATE:	8/7/24
DRAWN BY:	JWY
STATUS:	CONFO

PAGE: 2.4

BUILDER	HOMETEK BUILDERS—AFFORDABLE MODULAR	CUSTOMER	RACINE
CITY	DENNIS PORT	COUNTY	STATE
WIND SPEED	140 MPH VULT	SNOW LOAD	30
ORDER NO.	118013	SERIAL NO.	FILE NO.
		SERIAL #	P118013(650)
			MA
			SO. FT.
			1821

BUILDER TO PROVIDE LOCATIONS FOR:
-PVC CHASE



ARTIFICIAL LIGHT			Mechanical Ventilation		
Light Required	Light Provided		Vent Required	Vent Provided	
8.95	0	= 8.95	4.48	0	= 4.48
8.95	0.08	= 112	4.48	0.04	= 112
6 foot candles	x	= 671	112	x	= 896
	40 x 1 x 2 x 5/70	= 696	896	x	= 313.6
671	/	= 0.96	313.6	/	= 5.22667
1 60 WATT Bulb Required			6.2 CFM AIR EXCHANGE PROVIDED BY BUILDER		

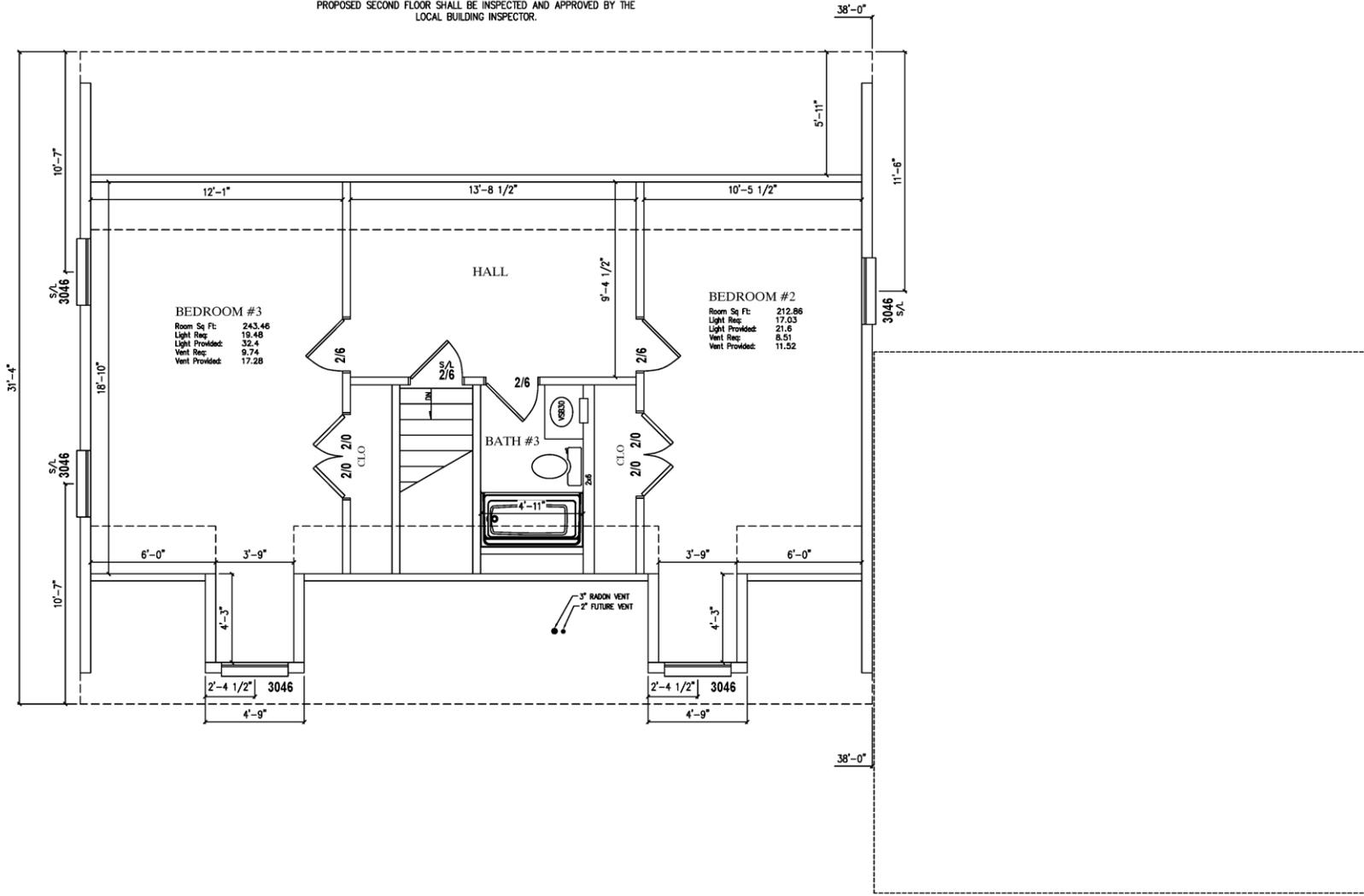
CODES:
 MA SINGLE & TWO FAMILY DWELLING CODE (780 CMR)-9TH EDITION
 248 CMR, THE MASSACHUSETTS STATE PLUMBING AND GAS CODE
 2015 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
 2021 INTERNATIONAL ENERGY CONSERVATION CODE
 W/ 2023 MA STRETCH ENERGY CODE AMENDMENTS
 2023 NATIONAL ELECTRICAL CODE W/ MA AMENDMENTS
 SOLAR READY ZONE PER AU103
 STRETCH ENERGY COMMUNITY

- NOTES: 1. * - DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X4 MARRIAGE WALLS 16" O.C.
 4. ROOF RAFTERS 16" O.C.
 5. 8'-0" CLG.
 6. STAIRS TO BE 8 1/4" RISERS AND 9" TREADS.
 7. MW CLG BEAM OVER DIN/LIV: 1-1.5" X 18" LVL (PER SIDE)
 8. MW CLG BEAM OVER GARAGE: 2-1.5" X 14" LVL (PER SIDE)
 9. MW CLG BEAM OVER BED #1/BATH #2: 1-1.5" X 9.25" LVL (PER SIDE)
 10.
 11.
 12.

JORDANY 8/8/2024 8:49:36 AM

DATE: 8/7/24	DRAWN BY: JWY	STATUS: CONFO	4062-CBS CAPE 1st STORY FLOOR PLAN				BUILDER HQ	CUSTOMER METEK BUILDERS-AFFORDABLE MODULAR RACINE
			MBSP MODULAR BUILDING SYSTEMS OF PA		CUSTOM BUILDING SYSTEMS LLC		CITY DENNIS PORT	COUNTY BARNSTABLE
						WIND SPEED 140 MPH VULT	SNOW LOAD 30	SQ. FT. 1821
						ORDER NO. 118013	FILE NO. P118013(650)	

PROPOSED SECOND FLOOR DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BEAM SIZE IS BASED ON SUGGESTED PLAN SHOWN. MANUFACTURER WILL NOT ASSUME ANY LIABILITY OR RESPONSIBLE FOR ALTERED CONSTRUCTION OF SECOND FLOOR LAYOUT. ON-SITE INSTALLATION INCLUDES THE ELECTRICAL DESIGN, HEATING REQUIREMENTS AND ENERGY COMPLIANCE. PROPOSED SECOND FLOOR SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.



- NOTES: 1.*- DENOTES ADDITIONAL COLUMN IN BASEMENT
- 2.
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.

JORDANY 8/8/2024 8:49:36 AM

DATE: 8/7/24	DRAWN BY: JWY	STATUS: CONFO	4062-CBS CAPE 2nd STORY FLOOR PLAN				BUILDER HOMETEK BUILDERS-AFFORDABLE MODULAR RACINE	CUSTOMER MODULAR RACINE
			MBSP MODULAR BUILDING SYSTEMS OF PA		CUSTOM BUILDING SYSTEMS LLC		CITY DENNIS PORT	COUNTY BARNSTABLE
			3" RADON VENT 2" FUTURE VENT		WIND SPEED 140 MPH VULT		SO. FT. 1821	
			2'-4 1/2" 3046		SNOW LOAD 30		FILE NO. P118013(650)	
			4'-9"		SERIAL NO. 118013		SERIAL # P118013(650)	
			4'-3" 3046					
			6'-0"					
			3'-9"					
			3'-9"					
			6'-0"					
			6'-0"					
			4'-3"					
			4'-3"					
			2'-4 1/2" 3046					
			2'-4 1/2" 3046					
			4'-9"					
			4'-9"					
			10'-7"					
			10'-7"					
			18'-10"					
			12'-1"					
			13'-8 1/2"					
			10'-5 1/2"					
			5'-11"					
			38'-0"					
			38'-0"					
			11'-6"					
			3046 S/A					
			3046 S/A					
			10'-7"					
			31'-4"					

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).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
58-82-0	70 DEPOT ST	DP	SACCO MARK

Detail Information Zoom To

CAMA ID	58-82-0
MapPar	58-82
Key	4649
Fiscal Year	2026
Extension	0
Address	70 DEPOT STREET
Village	DP
Property Type	R
Owner	SACCO MARK V ET UX
Co-Owner	SACCO ROSA E
Owner Address	70 DEPOT STREET
Owner City	DENNISPORT
Owner State	MA
Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	12/07/10 00:00:00
Book	25064
Page	148
Certificate	
Last Sale Price	0.0000
Total Value	\$317,200.00
Land Value	\$307,700.00
Building Value	\$0.00
Detached Building Value	\$9,500.00
Acres	0.25
Prev Year Total Value	\$546,600.00



Resort Residential Zoning District

Layers

- Zoning (2024)
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
 - Hotel Resort Districts
 - Scenic Corridors
 - Quivet Neck-Crowes Pasture Resrc Prot
- Dist
 - Residential 60
 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Village Center Area A
 - Dennisport Village Center Area B
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Medium & Large Wind Facility Overlay
 - Industrial
 - West Dennis Village Center
 - Marine Open Space
 - Mixed Use Marine
 - Residential-Commercial
 - Village Center Support
 - West Dennis Village Center
- South Dennis Hist. Distr. (2024)
- Old King's Highway Hist. Distr. (2024)

Elevation

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map



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).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

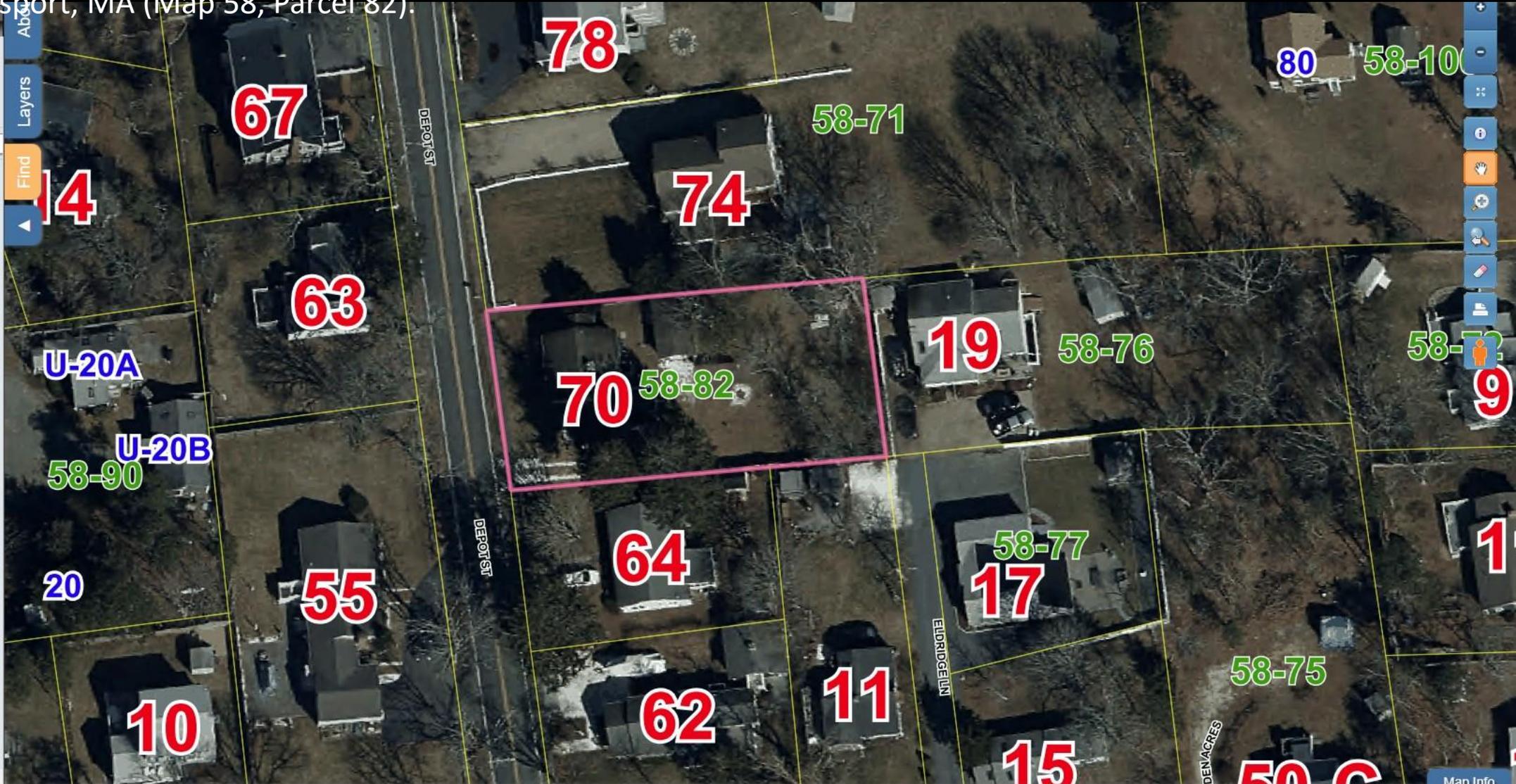
Results Summary

Parcels

Parcel ID	Address	Village	Owner
58-82-0	70 DEPOT STF	DP	SACCO MARK

Detail Information Zoom To

Key	4649
Fiscal Year	2026
Extension	0
Address	70 DEPOT STREET
Village	DP
Property Type	R
Owner	SACCO MARK V ET UX
Co-Owner	SACCO ROSA E
Owner Address	70 DEPOT STREET
Owner City	DENNISPORT
Owner State	MA
Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	12/07/10 00:00:00
Book	25064
Page	148
Certificate	
Last Sale Price	0.0000
Total Value	\$317,200.00
Land Value	\$307,700.00
Building Value	\$0.00
Detached Building Value	\$9,500.00
Acres	0.25
Prev Year Total Value	\$546,600.00
Property Card	PK Field Card



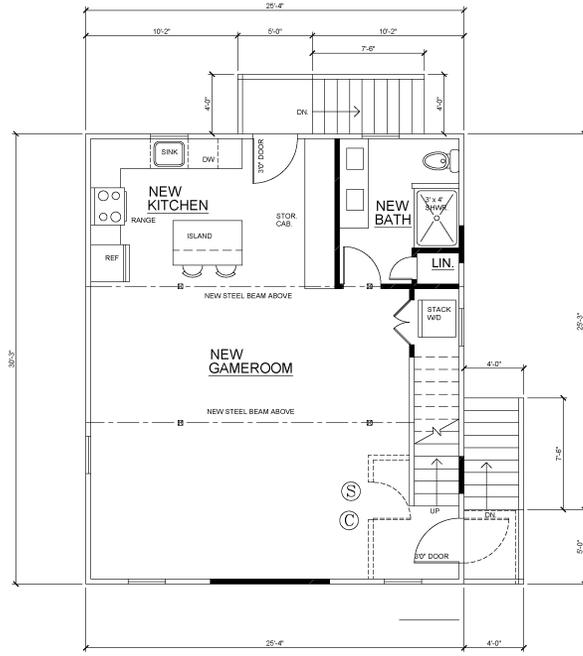




70 Depot St
Dennis, Massachusetts
View on Google Maps



Google



BARN FIRST FLOOR PLAN

LEGEND:

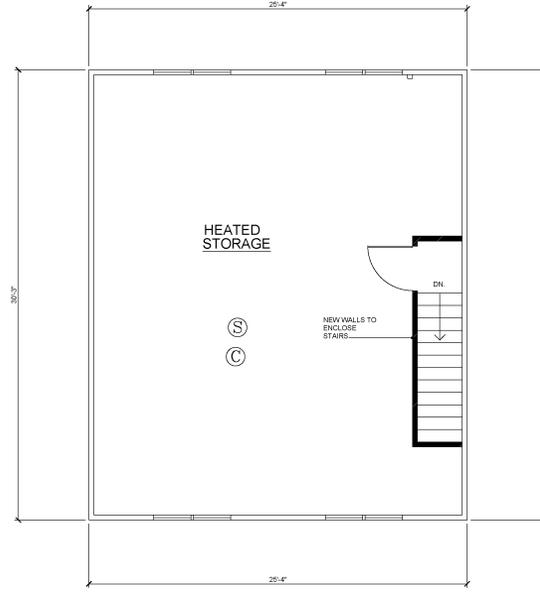
- EXISTING WALLS
- - - CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

AREA CALCULATIONS:

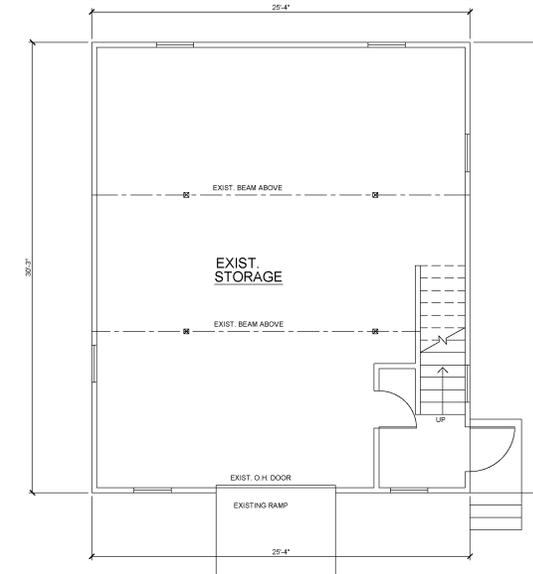
FIRST FLOOR: 766 S.F.
 SECOND FLOOR: 766 S.F.
 TOTAL AREA: 1532 S.F.

- Ⓢ SMOKE DETECTOR
- Ⓒ CARBON MONOXIDE DETECTOR

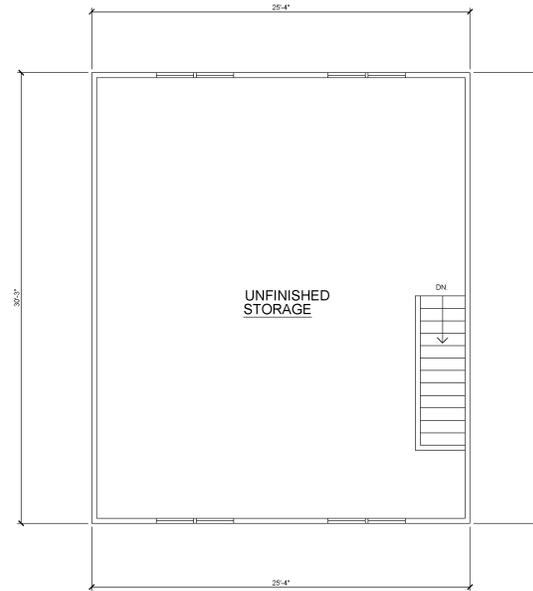
PROPOSED



BARN SECOND FLOOR PLAN



BARN FIRST FLOOR PLAN



BARN SECOND FLOOR PLAN

EXISTING

COTUIT BAY DESIGN, LLC
 43 BREWSTER ROAD
 MASHPEE, MA, 02649
 PH. (508) 274-1186



NEW ADDITION/REMODELING FOR:

HOLBERG RESIDENCE
 71 OLD MAIN STREET DENNIS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY
 OF THE SE DRAWINGS PRICE TO STAY OF
 WILL BE RESPONSIBLE FOR THE CONTENT
 COMMENCES WITHOUT NOTIFYING THE
 THE SE DRAWINGS ARE SOLELY FOR THE USE
 THE SE DRAWINGS REQUIRED THE VARIETY FOR
 ARCHITECTURAL COPYRIGHT PROTECTION
 ACT OF 1990.

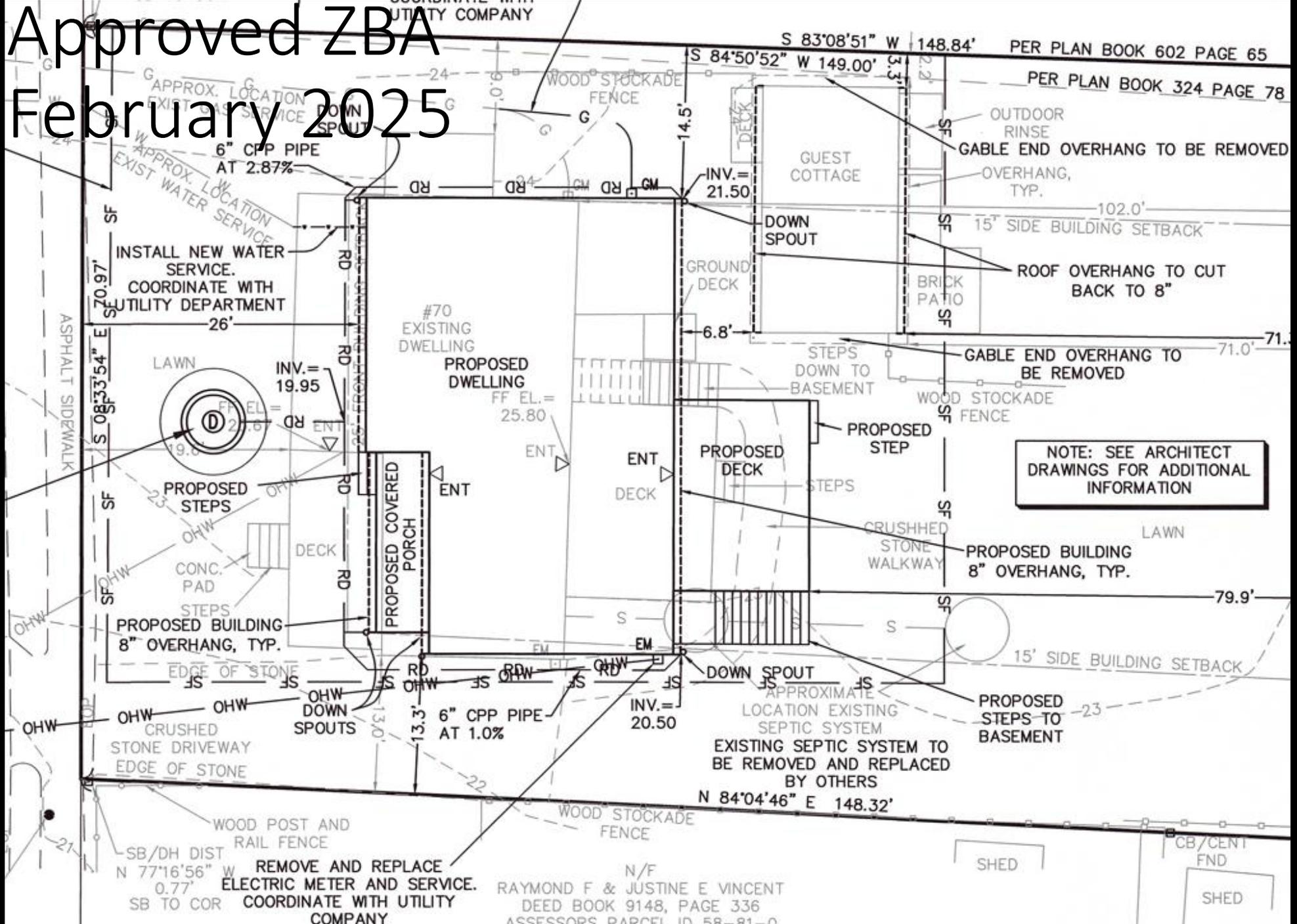
SCALE :
 1/4" = 1'-0"

DATE :
 2/10/2025

DRAWING NO. :

A1

Approved ZBA
February 2025



RAYMOND F & JUSTINE E VINCENT
DEED BOOK 9148, PAGE 336
ASSESSORS PARCEL ID 58-81-0

Approved ZBA
February 2025

ZONING TABLE

ZONING DISTRICT(S): PRD PLANNED RESIDENTIAL DEVELOPMENT
ALLOWED USE: RESIDENTIAL
EXIST USE: RESIDENTIAL
EXIST BLDG FOOTPRINT = 1,406

PROPOSED USE: RESIDENTIAL
EXISTING RESIDENTIAL BUILDING FOOTPRINT = 1,032 SF
PROPOSED RESIDENTIAL BUILDING FOOTPRINT = 1,275 SF
PROP TOTAL SITE BUILDING FOOTPRINT = 1,604 SF

TOTAL PARCEL AREA: 10,716± SF PER PLAN BOOK 602 PAGE 65

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA:	40,000 SF	10,716 SF	10,716 SF
FRONTAGE:	50 FT	70.97 FT	70.97 FT
BUILDING SETBACKS			
FRONT SETBACK	25 FT	19.6 FT*	26.0 FT
SIDE SETBACK	15 FT	2.2 FT*	3.3 FT*
REAR SETBACK	25 FT	71.0 FT	71.3 FT
MAX. BLDG. HEIGHT (STORIES)	2.5 STORIES	1.0 STORY	2.0 STORIES
MAX. SITE COVERAGE (STRUCTURES):	15% (6,000 SF)	12.67% (1,358 SF)	14.97% (1,604 SF)

* PRE-EXISTING NON CONFORMING

STORMWATER CALCULATIONS

PROPOSED DWELLING

REQUIRED STORAGE: $1,275 \text{ SF} \times 1/12' = 106 \text{ CF}$

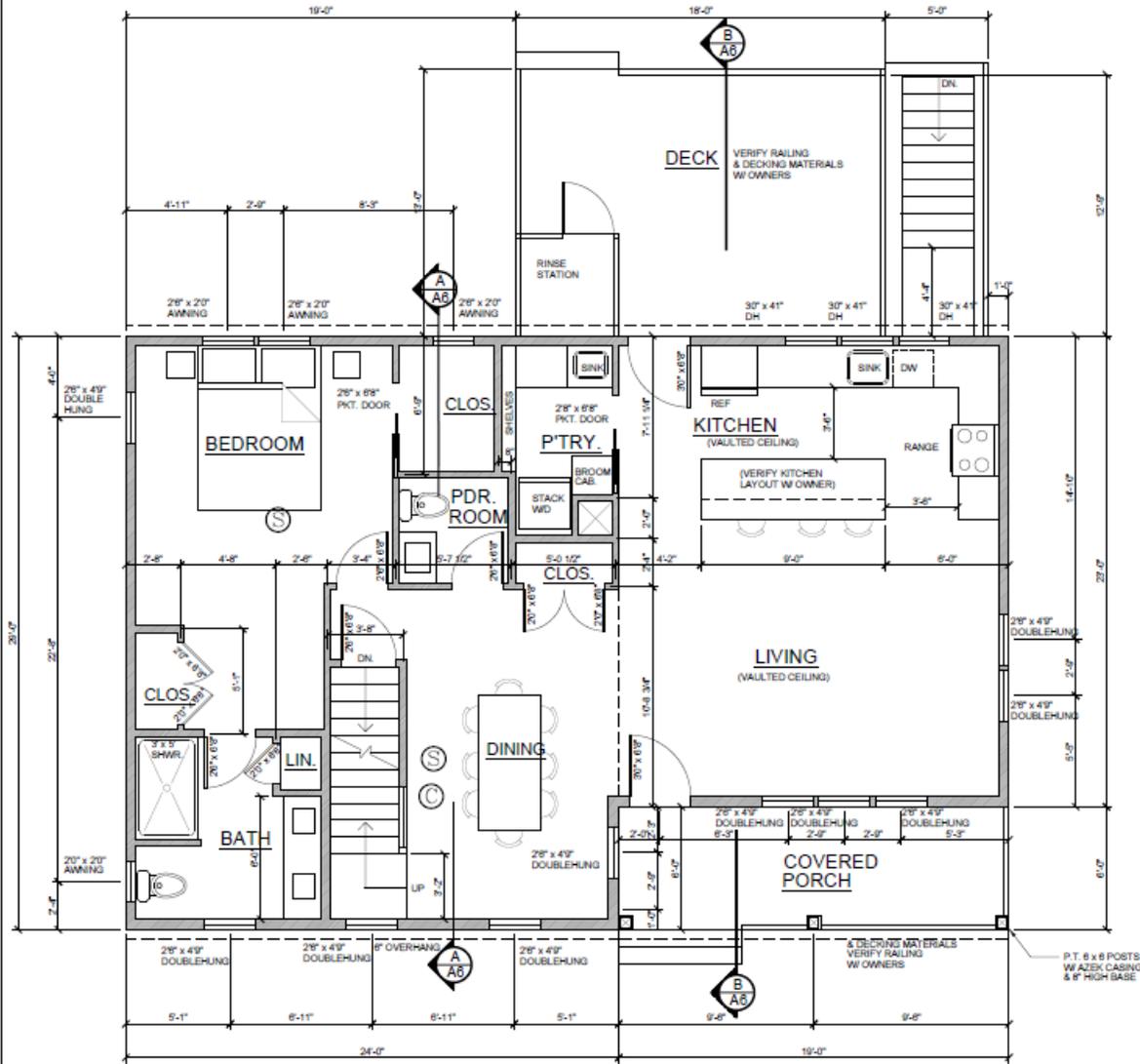
LEACH PIT (DRY WELL):

$2.75' \times 2.75' \times 3.14 \times 4' = 95 \text{ CF}$

STONE:

$(5' \times 5' \times 3.14 \times 7.17') - 95 \text{ CF} \times .4 = 187 \text{ CF}$

TOTAL STORAGE = 282 CF > 106 CF (OK)



FIRST FLOOR PLAN

FIRST FLOOR	1133 S.F.
SECOND FLOOR	684 S.F.
TOTAL TO WALLS	1883 S.F.
REAR DECK	234 S.F.

EXISTING LOT AREA	10716 S.F.
15% MAXIMUM ALLOWABLE AREA	1607 S.F.
EXISTING COTTAGE W/ 4" SOFFITS	311 S.F.
NEW HOUSE/PORCH W/ 6" SOFFITS	1290 S.F.
TOTAL NEW FOOTPRINT	1601 S.F. (14.94%)

NOTES:

- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO MATCH EXISTING
- ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDEMENT & IRC2015
- SEE CERTIFIED PLOT PLAN FOR ALL EXISTING & PROPOSED DETAILS.
- FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS, MATERIALS TO BE ZMAX OR S.S.
- FOLLOW ALL REQUIREMENTS OF THE IECC2021 RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS & VERIFY ALL DETAILS WITH THE INSULATION INSTALLER/CONTRACTOR.
- VERIFY ALL PLUMBING & ELECTRICAL DETAILS W/ OWNERS ON THE SITE DURING FRAMING CONSTRUCTION
- ALL WINDOWS & DOORS TO HAVE SILL PANS & ICE/WATER SHIELD FLASHING
- ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY OR HORIZONTALLY W/ BLOCKING AT EDGES, 3"EDGE/12" FIELD NAILING
- FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL WINDOWS AND DOORS
- INSTALL ROXUL SAFE N SOUND BATT INSULATION AT ALL BATH & LAUNDRY WALLS. VERIFY OTHER LOCATIONS WITH OWNERS
- THIS STRUCTURE IS DESIGNED TO THE AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR 110 MPH EXPOSURE "B" LOCATION PER SECTION R301.2.1.1
- TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE, 900 PSI MIN.

IECC2021 RESIDENTIAL ENERGY EFFICIENCY DETAILS MASSACHUSETTS STRETCH CODE

CLIMATE ZONE 5 (USE EITHER PRESCRIPTIVE VALUES OR RESCHECK CALCULATION)						
TABLE 402.1.3 (MINIMUM PRESCRIPTIVE INSULATION & FENESTRATION REQUIREMENTS)						
FENESTRATION U-FACTOR	GLAZING G-Coeff	CEILING R-VALUE	WALL/FRAMED WALL R-VALUE	FLOOR R-VALUE	BASEMENT SLAB R-VALUE	CRACK SPACE WALL R-VALUE
0.30	0.80	15	13 or 20 + 5	25	15/19	15/19

- NOTES:
- R-VALUES ARE MINIMUMS & U-FACTORS ARE MAXIMUMS.
 - 15/19 MEANS R=15 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R=19 INSULATION CAVITY AT THE INTERIOR OF THE BASEMENT WALL
 - REFER TO IECC 2021 CHAPTER 4 FOR ALL INSULATION & ENERGY REQUIREMENTS
 - 15 + 5 MEANS R5 CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & R15 CAVITY INSULATION
 - CHAPTER 5 R503.1.1 BUILDING ENVELOPE EXCEPTIONS STATE:
THESE ALTERATIONS DO NOT NEED TO COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THAT THE ENERGY USE OF THE BUILDING IS NOT INCREASED
-STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION
-EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
-CONSTRUCTION WHERE THE EXISTING ROOF, WALL, OR FLOOR CAVITY IS NOT EXPOSED
-ROOF RECOVER
-ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING
-SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE FENESTRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THAT THE CODE DOES NOT REQUIRE THE GLAZING OR FENESTRATION ASSEMBLY TO BE REPLACED.

- (S) SMOKE DETECTOR
- (C) CARBON MONOXIDE DETECTOR
- (H) HEAT DETECTOR



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43 BREWSTER ROAD
MASHPEE, MA. 02649
PH. (508) 274-1166

**NEW HOUSE FOR:
SACCO RESIDENCE
70 DEPOT STREET DENNISPORT, MA**

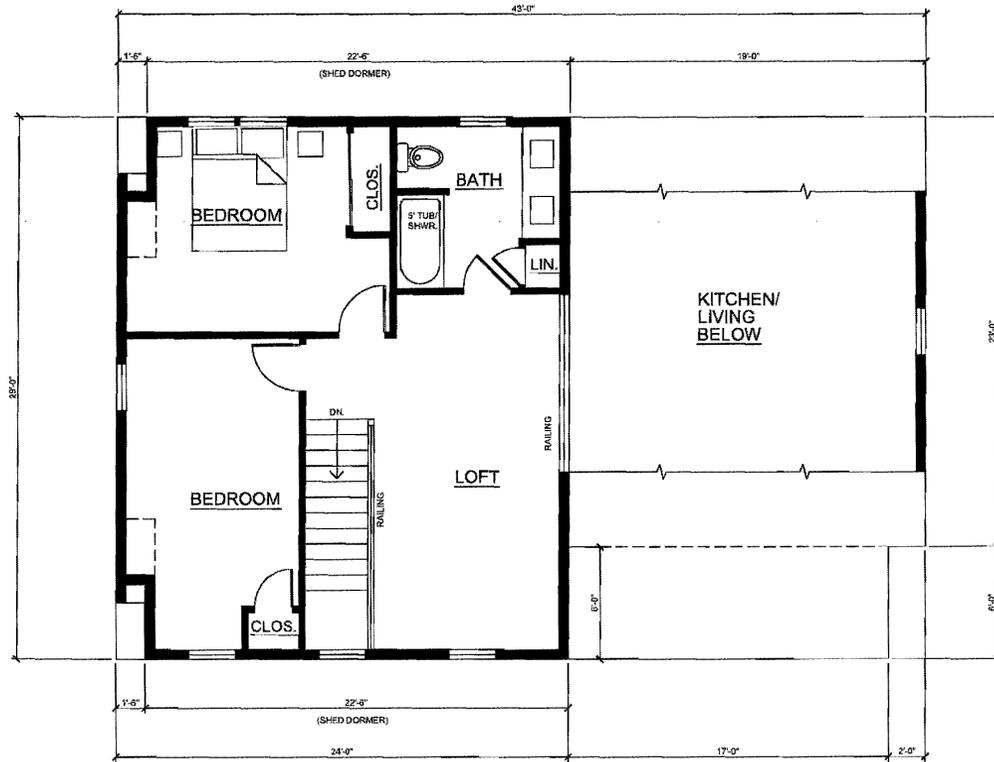
THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTRACTOR'S REVIEW OF THESE DRAWINGS & CONSTRUCTION COMMENCES METHOD NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE ISSUED FOR THE USE OF THE OWNER NOTED. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE PROVISIONS OF THE MASSACHUSETTS ACT OF 1966.

SCALE:
1/4" = 1'-0"
DATE:
3/19/2025

DRAWING NO.:

A1

PRELIMINARY DRAWING
FOR DESIGN REVIEW



SECOND FLOOR PLAN

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**NEW HOUSE FOR:
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70 DEPOT STREET DENNISPORT, MA**

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENT OF THESE DRAWINGS IF CONTRACTORS COMMENCE WORK WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER. NOTED: ANY CHANGES TO THESE DRAWINGS REQUIRE THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

SCALE :
1/4" = 1'-0"
DATE :
1/20/2025

DRAWING NO. :
A2

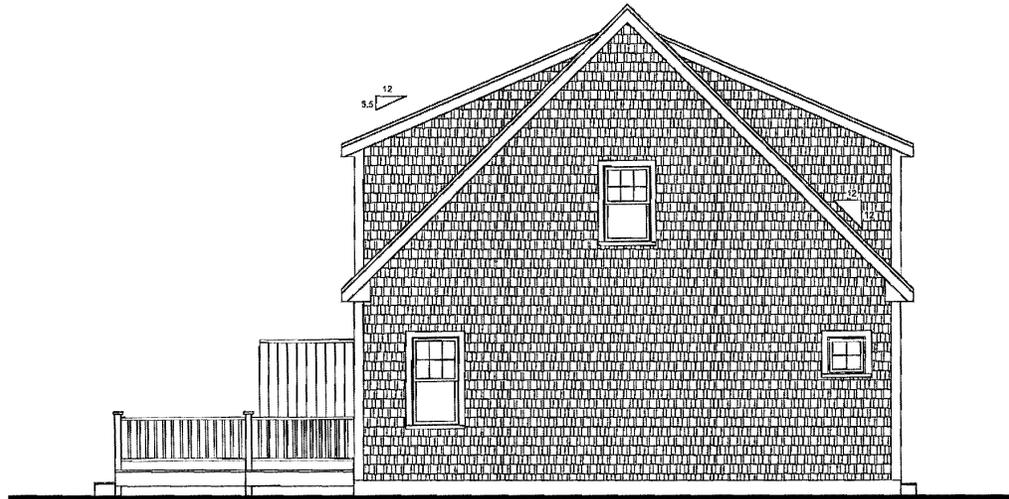
Approved ZBA

February 2025

PRELIMINARY DRAWING
FOR DESIGN REVIEW



FRONT ELEVATION



LEFT ELEVATION



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NEW HOUSE FOR:
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THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENTS OF THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE ISSUED FOR THE USE OF THE OWNER HEREON. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

SCALE :
1/4" = 1'-0"

DATE :
1/20/2025

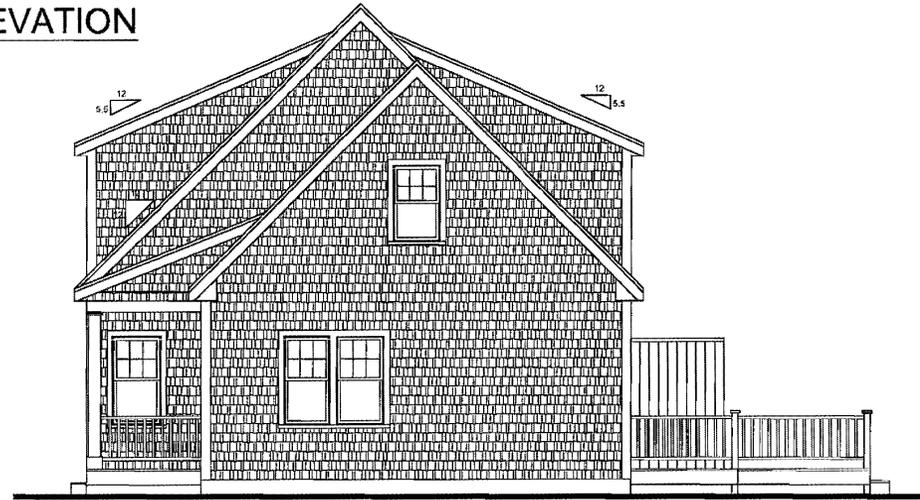
DRAWING NO. :
A3

Approved ZBA February 2025

PRELIMINARY DRAWING
FOR DESIGN REVIEW



REAR ELEVATION



RIGHT ELEVATION



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43 BREWSTER ROAD
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PH. (508) 274-1166

NEW HOUSE FOR:
SACCO RESIDENCE
70 DEPOT STREET DENNISPORT, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY
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COMMENCES WITHOUT NOTIFYING THE
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CONSENT OF THE DESIGNER UNDER THE
ARCHITECTURAL COPYRIGHT PROTECTION
ACT OF 1990.

SCALE :
1/4" = 1'-0"
DATE :
1/20/2025

DRAWING NO. :
A4

