



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, September 22, 2025 at 6:00 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**

- 1. OPEN THE MEETING: 6:00 pm**
- 2. ADJOURNMENT TO EXECUTIVE SESSION:**
  - a. Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy relating to pending litigation known as, **Kantor v. Checkoway (Dennis ZBA) et al.**, Massachusetts Land Court, Case No. 24 MISC. 000100 (DRR), if the Chair declares that discussing the matter in an open meeting may have a detrimental effect on the litigating position of the Board. A vote regarding whether to go into executive session is expected; and votes may occur during the executive session.
- 3. CALL TO ORDER: 6:30 PM**
- 4. PUBLIC HEARINGS:**
  - 1) **568 Main Street Unit E Appeal of Building Commissioner:** Kantor Realty Trust, Susan J. Kantor Trustee C/O Michael Kennefick of Moriarty, Bielan & Malloy Law, LLC, One Adams Place, 859 Willard Street, #440, Quincy, MA (02169) appealed the Building Commissioner’s denial of a request to locate a non-conforming shed within a setback requiring a Variance at 568 Main Street. Unit E, West Dennis (Assessors Map 81 Parcel 13). The Board previously upheld the decision of the Building Commissioner, and the applicant appealed that decision to the Massachusetts Land Court in the case known as Kantor, Trustee v. Checkoway, (24 Misc. 00100 DRR). Pursuant to the Remand Order issued by the Court in that action, the Board will hold a new public hearing on the applicant’s appeal of the Building Commissioner’s decision. The Board may also consider if alternative relief is required to allow the shed to remain on the property.

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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- 2) **16 PETER OLIVER ROAD, SD (ZBAS-25-37)**: Shirley A Bator Trustee, 16 Peter Oliver Road, South Dennis, MA (02660-2871) C/O Paul Sweetser, Surveyor, is seeking a Special Permit to replace the existing deck and replace it with a sunroom addition, resulting in the increase of building height of a non-conforming structure on a nonconforming lot where the current structure exceeds lot coverage. Located on a property in the R-40 Zoning District, part of Old King's Highway Historic at 16 Peter Oliver Road, Dennis MA (Map 183 Lot 9).
  
- 3) **3 GIRARD LANE, ED (ZBAS-25-38)**: Cynthia Gelsthrope Fish - Trustee, 2055 Oyster Harbors, Osterville, MA, 02655 C/O Jeffrey Ford is seeking an amendment to a Special Permit for the voluntary demolition of a pre-existing non-conforming dwelling and shed on a pre-existing non-conforming lot and reconstruction in a different location. Located on a property in the R-40 Zoning District; part of Old Kings Highway Historic at 3 Girard Lane, East Dennis MA (Assessor's Map 422, Parcel 44).
  
- 4) **118 TAUNTON AVENUE (ZBAS-25-39)**: Robert Langway, 123 Carriage Hill Circle, Southborough, MA (01772) C/O Tullio Pereira of Imagine Building Solutions is seeking a Special Permit for alterations that will extend lot coverage and increase height and footprint of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District, part of Old King's Highway Historic; partially in the AE Flood Zone, at 118 Taunton Avenue Dennis MA (Assessor's Map 344, Parcel 122).
  
- 5) **152 CORPORATION ROAD (ZBAS-25-36)**: David B. Aufderhaar Trustee, 264 28th Street, San Francisco, CA (94131) C/O Galen Farrar of Gaman Builders is seeking a Special Permit for the voluntary demolition and reconstruction of main structure/dwelling on a non-conforming lot. Located on a property in the R-40 Zoning District, part of Old King's Highway Historic at 152 Corporation Road, Dennis MA (Assessor's Map 386, Parcel 28).
  
- 6) **37 HALL STREET, DP (ZBAS-25-19)**: SAO Family Partnership LLC, 139 Riverside Drive, West Harwich, MA, 02671-1511 C/O Tina McCormack are seeking a Special Permit for the increase in height of a non-conforming structure on a non-conforming lot that increases height in a minimum required setback. Located on a property in the Dennisport Village Center Area B Zoning District at 37 Hall Street, Dennisport, MA (Assessor's Map 91, Parcel 27). **Continued without Testimony from August 25, 2025.**

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.