



## Town of Dennis

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

### 1831 ROUTE 6A, ED APPLICATION FOR APPROVAL NOT REQUIRED PLANNING DEPARTMENT REVIEW

APPLICANT:	Louis R Carrier C/O Down Cape Engineering, Inc.
PROJECT ADDRESS:	1831 Route 6A, East Dennis MA 02641
MAP AND LOT NUMBER:	380-15
APPLICANT ADDRESS:	939 Route 6A, Yarmouth Port, MA 02675

#### **GENERAL NOTES**

- **Plan Title:** Plan of Land of 1831 Route 6A, East Dennis MA 02641 prepared for Louis Carrier. Prepared by Down Cape Engineering, 939 Main Street, Yarmouthport, MA. Stamped by Dan Ojala. Plan Dated July 31, 2025.
- This plan has been prepared for the purpose of dividing Lot 93 as shown on Land Court Plan19729E into Parcels C and D for conveyance purposes.
- Notes declared Parcel C is to be combined with Lot B and is not a "Lot" as devedined in MGL 41 Section 81-L and is not a Building Lot as defined by the Dennis Zoning Bylaw.
- Notes declared Parcel D is to be combined with Lot A and is not a "Lot" as devedined in MGL 41 Section 81-L and is not a Building Lot as defined by the Dennis Zoning Bylaw.
- Current Map 380 Lot 15 is 1.36 acres and with the conveyance of Parcel C to Map 380 Lot 16 will still be conforming.
- Current Map 380 Lot 16 is 13,687 sf (app. 0.31 acres) and with the addition of the conveyance of Parcel C from Map 380 Lot 16 will still be more conforming.
- No new buildable lot is created.

#### **STATUTORY REVIEW**

The division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the subdivision control law if:

- (a) a public way or a way which the clerk of the city or town certifies is maintained and used as a public way, or
  - **Both lots are on Route 6A, a certified public way.**
- (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or



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- (c) a way in existence when the subdivision control law became effective in the city or town in which the land lies, having, in the opinion of the planning board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.
- (d) Frontage shall be of at least such distance as is then required by zoning or other by-law
- **Frontage for Map 380 Lot 15 will be 73.99' whereas 50' is required for a single-Family swelling.**
  - **Frontage for Map 380 Lot 16 will increase from 85.37' to 95.37' whereas 50' is required for a single-Family swelling.**
- (e) Conveyances or other instruments adding to, taking away from, or changing the size and shape of, lots in such a manner as not to leave any lot so affected without the frontage above set forth,
- **Both lots will have adequate frontage.**
- (f) the division of a tract of land on which two or more buildings were standing when the subdivision control law went into effect in the town into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision.

### Conclusion

***The Approval presumed to Not Require Subdivision review and approval can be endorsed.***