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on October 22, 2025 at 2:22 p.m.



## 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 October 27, 2025 at 6:30 pm, in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA.** The public is welcome to attend

### ZOOM Meeting information

Zoom Link: <https://www.zoom.us/join>

Meeting ID: 878 003 6813

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID: 878 003 6813

### AGENDA

#### PUBLIC HEARINGS:

1. **34 Heirs Landing SD (ZBAS-25-40)**: Sarah Henry, 11 Concord Greene Unit 2, Concord, MA (01742) C/O John Casale is seeking a Special Permit to lift existing barn and place on new foundation of a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 and South Dennis Historic Zoning Districts, property partially in the AE Flood zone at 34 Heirs Landing, South Dennis (Map 95, Parcel 9).
2. **11 SCOTT TYLER ROAD, WD (ZBAS-25-42)**: William J. Davis Trustee, owner of 11 Scott Tyler Road, West Dennis, MA (02670) C/O Rob Warren of Sand Dollar Custom Homes is seeking a Special Permit for an approximately 102 Sf addition in place of an existing deck resulting in an increase in lot coverage where the current structure exceeds coverage. Located on a property located in the R-40 Zoning District and partially in the AE Flood zone at 11 Scott Tyler Road, West Dennis (Assessor's Map 67, Parcel 12).
3. **69 SOUTH VILLAGE ROAD, WD (ZBAS-25-41)**: Thomas Walsh, 797 Highland Avenue #1, Needham, MA (02494), C/O Josh Drohan of Philbrook Construction is seeking a Special Permit for increase in the footprint of a structure in a required minimum setback on a non-conforming lot. Located on a property located in the R-40 Zoning District in the AE Flood zone, at 69 South Village Road, WD (Map 32, Lot 27).
4. **4 BEACH ROAD, WD (ZBAS-25-43)**: Mark Landolfi, 285 Old Town Way, Hanover, MA (02339) C/O Rob Warren of Sand Dollar Custom Homes is seeking a Special Permit to elevate the existing structure out of the flood zone and add new egress on a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District in the AE Flood Zone at 4 Beach Road, West Dennis (Map 32, Lot 30).

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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5. **8 WOODLAND DRIVE, WD (ZBAS-25-44)**: Christopher D Schimp, 8 Woodland Drive, West Dennis, MA, 02670 C/O Eric Oman of Oman Construction is seeking a Special Permit to add to the front of the house and renovate the garage into habitable space on a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District at 8 Woodland Drive, West Dennis (Map 50, Parcel 42).
6. **3 PORT WAY, WD (ZBAS-25-45)**: Sean J. George, 101 Lincoln Woods Road, Waltham, MA, 02451 C/O Dan Ojala of Down Cape Engineering is seeking a Special Permit for the voluntary demolition of an existing non-conforming single-family structure built in 1956 on a non-conforming lot and the reconstruction of a larger single-family dwelling. Located on a property located in the R-40 Zoning District in the AE & VE Flood zone at 3 Port Way, West Dennis (Assessor's Map 27, Parcel 160).
7. **118 TAUNTON AVENUE (ZBAS-25-39) Continued with Testimony 9-22**: 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).
8. **46 SCARSDALE ROAD (ZBAS-25-46)**: Ari Koufos, 5 Bellevue Road, Watertown, MA (02472) C/O Thomas Moore Home Design Company is seeking a Special Permit for the voluntary demolition of a non-conforming single-family structure on a non-conforming lot built in 1900 and the reconstruction of a larger single-family dwelling. Located on a property in the R-40 Zoning District and part of the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis (Assessor's Map 385, Parcel 12).
9. **180 SOUTH YARMOUTH ROAD (ZBAS-25-49)**: 3 P Properties LLC (Koopman Lumber), 665 Church Street, Whitinsville, MA (01588) C/O Jean Kampas of La Tanzi, Spaulding & Landreth LLP, is seeking a Special Permit for the voluntary demolition of a pre-existing nonconforming single-family structure built in 1939 on a non-conforming lot to be replaced by a 3,450 sf (115' by 30') accessory storage shed and incorporated as part of the neighboring lumber facility. Located on a property located in the Limited Business Zoning District and part of Old Kings Highway Historic at 180 South Yarmouth Road, Dennis (Assessor's Map 255, Parcel 4).

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10. **217 OLD WHARF ROAD, DP (ZBAS-25-47)**: Old Wharf Dennis LLC, Boston, MA (02108) C/O Jeffrey Ford of Ford & Ford Attorneys, are seeking a Special Permit to demolish an existing non-conforming structure on a non-conforming lot in Chase's Ocean Grove, a cottage colony established in 1930, and construct a new structure on the same footprint and convert the use from a Manager's Office to a residential cottage (shown as Cottage # 2 of 80 at 217 OWR) resulting in an additional rental unit. Chase's Ocean Grove currently has approximately 320 seasonal cottages in the entire complex including across Old Wharf Road. Cottage 2 is located in a Cottage Colony in the Seasonal Resort Community Zoning District and in the AE Flood zones at 217 Old Wharf Road, Dennis Port MA (Assessor's Map 20, Parcel 45).
11. **241 OLD WHARF ROAD, DP (ZBAS-25-48)**: Old Wharf Dennis LLC, Boston, MA (02108) C/O Jeffrey Ford of Ford & Ford Attorneys, are seeking a Special Permit to demolish an existing non-conforming structure on a non-conforming lot in Chase's Ocean Grove, a cottage colony established in 1930, and construct a new structure on the same footprint and convert the use from the existing storage and maintenance building to a manager's office and camp store. Chases Ocean Grove (Structure not numbered among 82 cottages at 241 OWR currently has approximately 320 seasonal cottages in the entire complex including across Old Wharf Road. Structure located in a Cottage Colony in the Seasonal Resort Community Zoning District at 241 Old Wharf Road, Dennis Port MA (Assessor's Map 20, Parcel 39).
12. **37 HALL STREET, DP (ZBAS-25-19)**: **To be continued to November 24, 2025 without testimony at the applicant's request.** 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 Dennis Port Village Center Area B Zoning District at 37 Hall Street, DP (Assessor's Map 91, Parcel 27). **Continued without Testimony from 8/25 and 9/22.**

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