



Town of Dennis

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

4 BEACH ROAD, WD

ZBA SPECIAL PERMIT STAFF REVIEW – October 22, 2025

APPLICANT:	Mark Landolfi C/O Rob Warren of Sand Dollar Customs
PROJECT ADDRESS:	4 Beach Road, West Dennis MA 02670
MAP AND LOT NUMBER:	Map 32 Lot 30 (0.22 acres – 9800 sf)
APPLICANT ADDRESS:	182 Old Town House Rd., Suite I, W. Yarmouth, MA 02673
CASE NUMBER:	ZBAS-25-43
ZONING:	R-40; Flood zone: AE
HEARING DATE:	October, 27, 2025

1. Project Summary; Request per Zoning Bylaw; Plan Citations
2. Plans Specifications; Basic Site Data
3. Actions Requiring Findings
4. § 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal
5. Town Department Comments
6. Proposed Conditions

PROPOSAL	Elevate Existing Structure and add egress.
PROJECT SUMMARY	<ul style="list-style-type: none"> • Elevate existing structure per FEMA regulations. • Add front and rear egress to ground level with parking being relocated under house. • Relocate driveway to line up with garage under building.
REQUEST	Finding per: § 2.4.1.2.B - Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental (B.3) Increase in building height for any structure with a non-conformity subject to item B1 above if the increase in height is located within the portion of the structure that is non-conforming or for any structure covered by item B2 above;
PLOT PLAN	Site Plan of 4 Beach Road Dennis, Massachusetts prepared for Sand Dollar Customs, LLC, 259 Great Western Road, Unit B South Dennis, MA 02660 by BSC Group, 349 Main Street-Route 28 West Yarmouth, MA 02673. Plan consisting of 2 sheets with existing and proposed conditions, Septic System Profile and Design with Test Hole Logs. Plan dated 2-12-25 by Kieran J. Healy.
BUILDING PLANS	Plans of Landolfi Residence 4 Beach Road Dennis, MA by BSC Group, 349 Main Street-Route 28 West Yarmouth, MA 02673. Plan consisting of 7 sheets with Foundation Plan, 1 st Floor, Master Suite Addition Drawing, Elevation 1, Cover sheet, and Structural Details 1 & 2. Plans dated 11-25-24 by Marl A. Mckenzie.

1.3.2 Plans and Specifications

REQUIREMENTS	PROVIDED ON PLAN
CERTIFIED PLOT PLAN INCLUDING	
LOCUS MAP	Yes
PERIMETER DIMENSIONS, INCLUDING FRONTAGE	Yes

AREA OF LOT	9800sf
NAMES OF STREETS	Yes
NAMES OF ABUTTING PROPERTY OWNERS	Yes
DISTANCES EXISTING AND PROPOSED STRUCTURES TO PROPERTY LINES	Yes
PROPOSED ADDITONS/ALTERATIONS OF EXISTING BLDGS W/ SETBACKS	Yes
PROXIMITY OF WETLANDS	NA
EXISTING AND PROPOSED TOPOGRAPHYAND/OR OTHER LAND ISSUES	Yes
DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE PROPOSED CONDITIONS	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE EXISTING CONDITIONS	Yes

Basic Site Data	Required/ Allowed	Existing	Proposed
Frontage	50'	94.42'	94.42'
Front Setback	25'	28.8'	25.2'
Right Side Setback	15'	11.8'	11.8'
Left Side Setback	15'	69.3'	58'
Rear Setback	25'	21.1'	17.2'
Lot Area	40,000sf	9,800sf	9,800sf
Lot Width	100'		
Non-conforming floor space within Setbacks		70.4	70.4
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period			0
Cumulative footprint size of all structures		844	1,134.78
Cumulative lot coverage (footprint) percent for all	15%	8.6 %	11.5%
Cumulative floor space of all structures (F.A.R.)		844	844
Cumulative floor space to lot area % all structures	30%	8.6 %	8.6 %

§ 2.4.1.2 B Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental

ACTION	FINDING
B3 - Increase in building height for any structure with a non-conformity subject to item B1 above if the increase in height is located within the portion of the structure that is non-conforming or for any structure covered by item B2 above; and 2.4.1.2 C	

§ 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:

- a. 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.**
- b. 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.**

- c. 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.**
- d. 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.**
- e. 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.**
- f. 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.**
- g. 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.**

TOWN DEPARTMENTS COMMENTS:

- **PLANNING:**
 - The proposal makes the existing house flood compliant and is under the bulk thresholds.
 - The driveway is being relocated to align with the front of the house. The area where the existing driveway is should be planted with appropriate native species as it is within the 50' buffer of wetlands.
 - Small property is in AE flood zone and has wetlands and project is within 50 foot buffer and has been reviewed and approved by Conservation.
 - The Board can find that a lawful pre-existing non-conforming structure exists on the property and the proposed raising of the house with additional egress, as conditioned, will not be substantially more detrimental to the neighborhood than the existing structure.
- **NATURAL RESOURCES:** Conservation issued an Order of Conditions in February 2025.
- **HEALTH:** No Change to Habitable Space
- **ENGINEERING:**
 - The project will require review and approval by the Conservation Commission, as well as building code review for construction in the flood zone.
 - The project will alter greater than 500sf of ground, and is therefore required to meet the intent of the Town of Dennis Stormwater By-Law.
 - The existing pervious driveway should be utilized as a material storage area and vehicle entrance to the site during construction. Vehicles should not park on Beach Road for extended periods of time as to impede traffic flow. The contractor shall be responsible to maintain Beach Road(private) in preconstruction condition, and maintain Lower County Road(public) free of any accumulated sediment sourced from the project site.
 - Construction period linear erosion and sedimentation controls shall be provided at the clearly defined limit of work shown on the plan. These controls should be installed and maintained until all work is completed and any new vegetation has stabilized, or as directed by the Conservation Commission
 - Post construction, stormwater will need to be contained and infiltrated on-site. Natural areas surrounding the dwelling should be graded and vegetated to slow the velocity of, and contain runoff for infiltration prior to reaching the property boundary.
 - Roof drainage shall be directed to subsurface areas for infiltration or to stone trenches along the drip line.

- Additional setback information should be provided for the proposed building to south and east property lines, as only existing building setbacks appear to be shown.
- The relocation of the existing driveway is an improvement as it increases the horizontal separation to the abutting property line to the south, and appears to exceed the minimum 10 ft. setback required by zoning. The area of existing driveway removed as part of the project should be stabilized and vegetated, and the applicant should consider enhancing screening to the abutting property in this area.
- The new driveway should be constructed of pervious material to permit infiltration of runoff on-site. If the driveway is to be paved, it should be graded with a low point within the property boundary to contain and direct runoff from the surface to adjacent natural areas for infiltration.
- **FIRE/ POLICE:** No Comment

PROPOSED CONDITIONS	<ol style="list-style-type: none"> 1. 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. 2. 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. 3. 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. 4. Failure to comply with all conditions in the Conservation Commission Order of Conditions or the Board of Health Permit shall be deemed cause to revoke the ZBA Special Permit. 5. Any off-street parking shall be a pervious surface. 6. 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. 7. Construction vehicles shall not park in or block the road.
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