

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).

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

**Results Summary**

**Parcels**

Parcel ID	Address	Village	Owner
95-9-0	34 HEIRS LAN	SD	HENRY SARAH

**Detail Information** Zoom To

Key	6910
Fiscal Year	2026
Extension	0
Address	34 HEIRS LANDING
Village	SD
Property Type	R
Owner	HENRY SARAH G
Co-Owner	
Owner Address	11 CONCORD GREENE
Owner City	CONCORD
Owner State	MA
Owner Zip	01742
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	10/20/22 00:00:00
Book	
Page	
Certificate	231351
Last Sale Price	1.0000
Total Value	\$1,179,900.00
Land Value	\$907,100.00
Building Value	\$272,800.00
Detached Building Value	\$0.00
Acres	1.15
Prev Year Total Value	\$1,104,700.00
Property Card	PK Field Card



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).

Find Properties

Owner:

Parcel ID:

Address:   [Clear](#)

Condo/Cottage Colony:

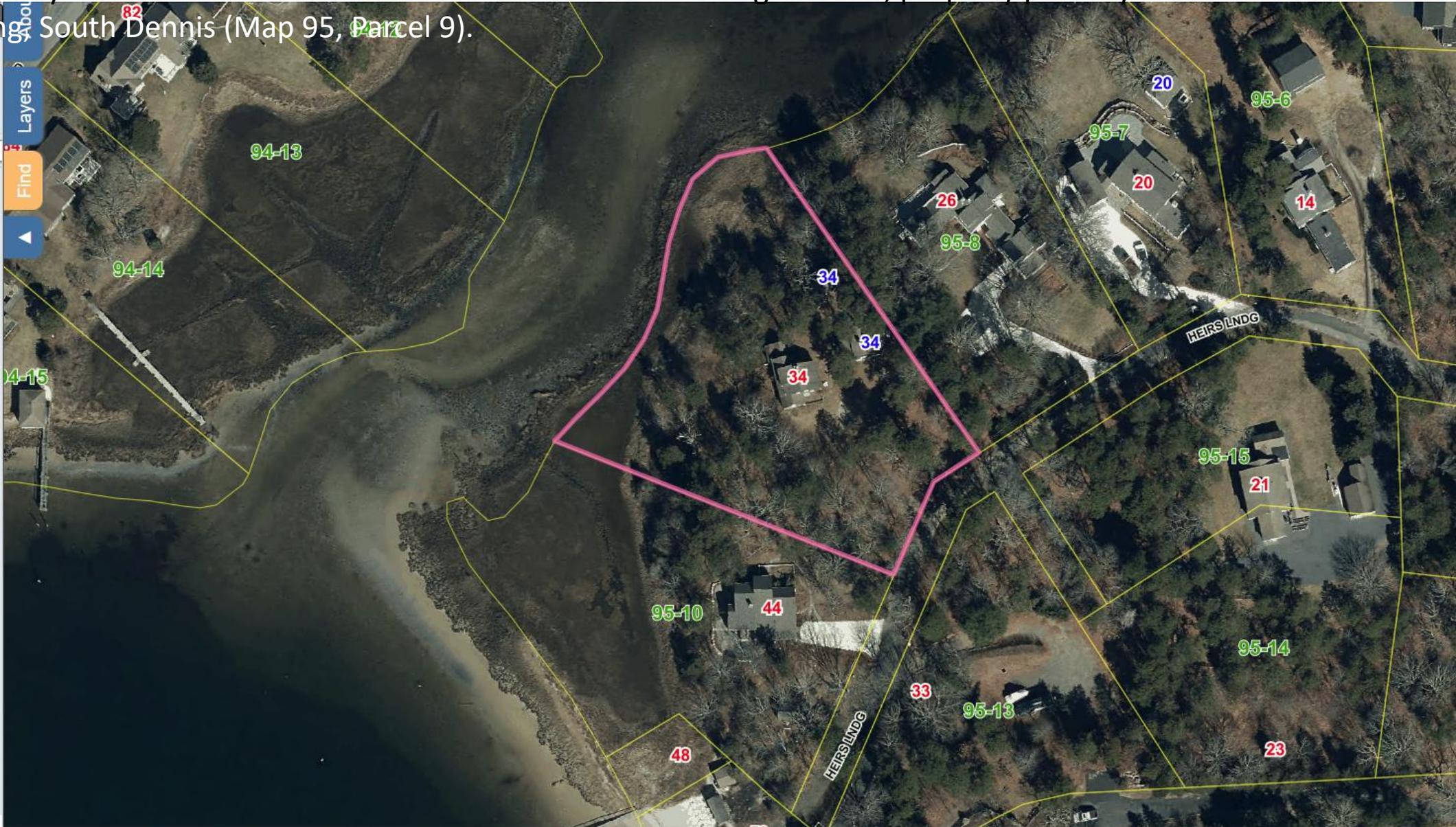
**Results Summary**

**Parcels**

Parcel ID	Address	Village	Owner
95-9-0	34 HEIRS LAN	SD	HENRY SARAH

**Detail Information** [Zoom To](#)

Key	6910
Fiscal Year	2026
Extension	0
Address	34 HEIRS LANDING
Village	SD
Property Type	R
Owner	HENRY SARAH G
Co-Owner	
Owner Address	11 CONCORD GREENE
Owner City	CONCORD
Owner State	MA
Owner Zip	01742
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	10/20/22 00:00:00
Book	
Page	
Certificate	231351
Last Sale Price	1.0000
Total Value	\$1,179,900.00
Land Value	\$907,100.00
Building Value	\$272,800.00
Detached Building Value	\$0.00
Acres	1.15
Prev Year Total Value	\$1,104,700.00
Property Card	<a href="#">PK Field Card</a>



Find Abutters

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

Layers

- Village (source: aerial; created: 2015)
- 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



Tom Turcketta LLC  
Sarah Henry  
34 Heirs Landing  
South Dennis, MA

## Project Narrative

We propose to lift the existing Barn, pour new footings and 8", 4' foundation walls with a concrete dust cover. Install a new floor system and place the Barn back down on the new foundation. We propose no change in height or placement of the Barn on the property. Installation of new white cedar shingles (siding) with no change to exterior, other than repair/replacement of rotted wood.

**GENERAL NOTES:**

- 1) NEITHER DRIVEWAYS NOR PARKING ARE ALLOWED OVER SEPTIC SYSTEM UNLESS IN-20 COMPONENTS ARE USED.
- 2) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DISCLOSED UNLESS CONTRACTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- 3) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

**CONSTRUCTION NOTES:**

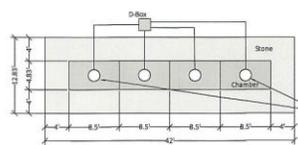
- 1) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 8 AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2) SEPTIC TANKS, GRADES, TRAPS, DOSING CHAMBERS AND DISTRIBUTION BOXES SHALL BE SET ON A LEVEL STRIKE BASE WHICH HAS BEEN MECHANICALLY COMPACTED ON A 4" RICH CRUSHED STONE BASE.
- 3) SEPTIC TANKS SHALL MEET ASTM STANDARD C1127-99 AND SHALL HAVE AT LEAST THREE (3) DIAMETER MANHOLES. THE MINIMUM CLEARANCE FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4) SCHEDULE 40 PVC INLET AND OUTLET TESTS SHALL EXTEND A MINIMUM OF 8' FROM THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE LOCATED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5) MANHOLES COVERING THE SEPTIC TANK SHALL BE CONCRETE OR PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TESTS TO WITHIN 6" OF FRESH GRADE OR AS APPROVED BY THE BOARD OF HEALTH.
- 6) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTIGUOUS GRADE OF NOT LESS THAN 2%.
- 7) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.05 FIFTY'. LINE SHALL BE CARPED AT END OR AS NOTED.
- 8) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.
- 9) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1 1/2" COARSE WASHED STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE BOTTOM OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/2" TO 1 1/2" COARSE WASHED STONE FREE OF IRON, FINES AND DUST.
- 11) LEAK SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET WHEN LOCATED EITHER IN WALK OR BIWAY UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL OR WHEN PRESSURE DOSED.
- 12) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 3" OF CLEAN MEDIUM SAND EXCLUDING TOPSOIL.
- 13) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERMITTER OF THE SOIL ABSORPTION SYSTEM SHALL BE DOWLED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15) SURFACE COMPONENTS OF A SYSTEM SHALL NOT BE BACKFILLED OR OTHERWISE CONCEALED FROM VIEW UNTIL A FINAL INSPECTION HAS BEEN CONDUCTED BY THE APPROVING AUTHORITY AND PERMISSION HAS BEEN GRANTED BY THE APPROVING AUTHORITY TO BACKFILL THE SYSTEM. THE DESIGNER SHALL INSPECT THE CONSTRUCTION AFTER THE FINAL INSPECTION, AND DURING BACKFILLING. IN ADDITION, THE FINAL INSPECTION OF THE SYSTEM SHALL BE CONDUCTED BY THE APPROVING AUTHORITY. THE SYSTEM INSTALLER AND DESIGNER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE PURSUANT TO 810 CMR 13.02(3). ANY COMPONENT OF THE SYSTEM WHICH HAS BEEN PERMITTED FOR CONSTRUCTION SHALL BE UNCOVERED UPON REQUEST OF THE APPROVING AUTHORITY OR THE DEPARTMENT.
- 16) INSTALLER SHALL VERIFY INVERT ELEVATIONS PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.

**PUMP NOTES & REQUIREMENTS:**

- 1) ALARM SHALL BE A RED WARNING LIGHT WITH AUDIBLE ALARM LOCATED WITHIN THE BUILDING.
- 2) THE CORDS FOR THE FLOATS SHALL BE ONE CONTINUOUS PIECE FROM THE PUMP CHAMBER TO THE DISCONNECT PULL BOX. THE CORDS SHALL BE ENCASED IN 3" ELECTRICAL CONDUIT.
- 3) ALARM AND PUMP TO BE WIRED TO DIFFERENT CIRCUITS.
- 4) ALL PUMP WIRING, ALARM AND FLOAT INSTALLATIONS SHALL CONFORM TO MANUFACTURER'S WIRING, PUMPING AND MANUFACTURER'S STATE ELECTRICAL CODES AS WELL AS TO MANUFACTURER'S SPECIFICATIONS.
- 5) PUMP SHALL BE LIBERTY LEAK SERIES 4200 BY EFFLUENT PUMP (OR EQUAL) MEETING MAXIMUM REQUIREMENTS OF 24 GPM AND 8' OF TOTAL DYNAMIC HEAD. INSTALLER TO VERIFY PUMP WITH MANUFACTURER FOR FLOW AND TDH.

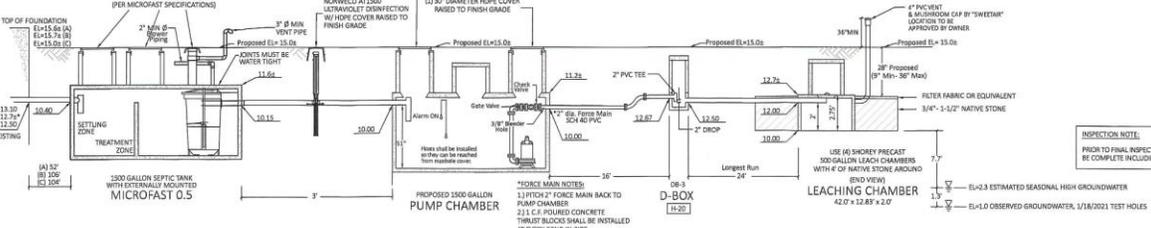
**SAS DETAIL:**

SCALE: 1" = 10'



**FLOW PROFILE:**

NOT TO SCALE



**SOIL TEST LOGS:**

TEST HOLE 1: EL+14.5s	DEPTH FROM SOIL SURFACE (FEET)	SOIL TYPE	SOIL COLOR	SOIL MOISTURE	OTHER
0-18	A	Fine loamy sand	10YR5/2	NONE	
18-24	A	Loamy sand	10YR5/3	NONE	
24-30	CL	Medium-Coarse sand	10YR5/3	NONE	PERC45% - 2 MIN/IN GWB16A', EL+1.0

DATE OF TESTING: 1/18/2021  
 PENETRATION RATE: LESS THAN 2 MIN/INCH IN "C" LAYER  
 WITNESSED BY ROBERT KELLEY, P.E., J.M. CREELY & ASSOCIATES, INC.  
 (UNWITNESSED BY TOWN DUE TO COVID-19 PROTOCOLS)  
 NO WATER ENCOUNTERED  
 USE A LEAKING RATE OF 0.1 K GPM/10' FOR SIZING OF SOIL ABSORPTION SYSTEM.

**HIGH GROUNDWATER LEVEL CALCULATIONS:**

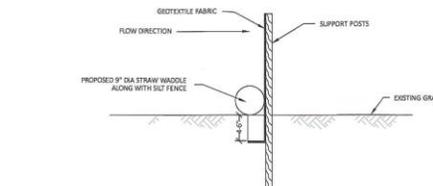
Depth to Water Table (1/18/2021):	13.5'	EL+1.0
Appropriate Index Well:	T3W-89	A-1 (2)
Water Level Range Zone:	11.7'	
Current Depth to Water Level For Index Well (2/1/20):	11.7'	
Water Level Adjustment:	1.2'	
Estimated Depth to High Water:	12.5'	EL+1.3

**CONSERVATION NOTES:**

- 1) LIMIT OF WORK LINE: THE LIMIT OF WORK LINE SHALL BE AS SHOWN ON PLAN VIEW. LIMIT SHALL CONSIST OF STRIPS 10' OR 9' DIAMETER STRAW WADDLES AND A 6' (SIX FEET) CONTROL FENCE. LIMIT OF WORK SHALL BE INSTALLED PRIOR TO ANY WORK BEING STARTED ON THE PROJECT. LIMIT OF WORK LINE SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS HAVE BEEN VEGETATED AND STABILIZED PER BLUE FLAG DETAIL.
- 2) REFER TO SITE PLANTING PLAN BY BLUE FLAG DESIGN FOR ALL REMOVAL, RESTORATION AND PLANTING DETAILS AND INFORMATION.
- 3) CONTRACTOR, BUILDER AND OWNER SHALL REVIEW THE ORDER OF CONDITIONS PRIOR TO AND DURING CONSTRUCTION.

**SILT FENCE/EROSION CONTROL DETAIL:**

TYPICAL SECTION



**SYSTEM DESIGN CALCULATIONS:**

SWALLOW CAPACITY (L/100)  
 5 BEDROOMS TOILET (3) WASHING MACHINES @ 110 GPD = 550 GPD  
 LEACHING CAPACITY REQUIRED  
 5 BEDROOMS TOILET @ 110 GPD = 550 GPD REQUIRED  
 SEPTIC TANK CAPACITY REQUIRED  
 1000 GPD @ 550 GPD @ 2000' = 1000 GPD REQUIRED  
 SEPTIC TANK CAPACITY PROVIDED  
 1000 GALLON TWO COMPARTMENT SEPTIC TANK WITH MICROFAST 0.5 TREATMENT UNIT  
 LEACHING CAPACITY PROVIDED  
 1000 GPD @ 2.5' @ 2.5' LEACHING CHAMBER CAN LEACH  
 V=H/2.0 X (1.83 + H/2.0) X (2.02 + (12.83 X 2.02) X 0.74 GPD/3'-561.0 GPD  
 361 GPD/3000 GPD REQUIRED  
 NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.  
 (BIO)A1  
 ONE (1) 1500 GALLON TWO COMPARTMENT SEPTIC TANK WITH EXTERNALLY LOCATED MICROFAST 0.5 TREATMENT UNIT (IN-20)  
 ONE (1) MICROFAST 0.5 UNDERGROUND BLOWER UNIT  
 ONE (1) 1500 GALLON PUMP CHAMBER  
 ONE (1) LIBERTY LEAK SERIES 4200 HP EFFLUENT PUMP CAPABLE OF PUMPING 2" SOIL DISCHARGE (OR ENGINEER APPROVED EQUAL)  
 ONE (1) 6" OUTLET TEST BOX (IN-20) ABOVE  
 FOUR (4) 30" DIA. LEACH CHAMBERS WITH 4" OF 20 STONE ALL AROUND  
 ONE (1) -PASSIVE 6" PVC VENT SYSTEM WITH SWEET-AIR WOOD-SHROUD CAP

MICROFAST CONTACT INFO:  
 JEN SALES AND SERVICE, INC.  
 40 COMMERCIAL ST. BARNHART, MA  
 PHONE: (508) 823-9566  
 EMAIL: INFO@JENSALES.COM

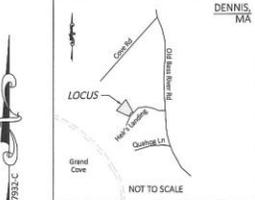
**BUFFER ZONE CALCULATIONS**

EXISTING:	EXISTING AREA
BUILDINGS BY TOTAL + 2 PORCHES:	2,105 SF
HARDSCAPES (STEPS, DRIVEWAY, SHOWER):	4,410 SF
BUILDINGS WITHIN 50' R.Z.:	1,543 SF
HARDSCAPES WITHIN 50' R.Z.:	271 SF
TOTAL WITHIN 50' R.Z.:	1,814 SF
BUILDINGS WITHIN 50' 100':	562 SF
HARDSCAPES WITHIN 50' 100':	2,813 SF
TOTAL WITHIN 50' 100':	3,375 SF

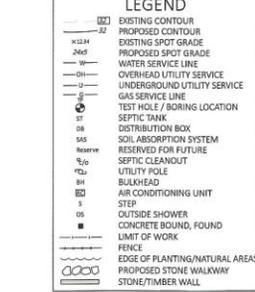
  

PROPOSED:	PROPOSED AREA
BUILDINGS BY TOTAL + 3 PORCHES:	2,578 SF
HARDSCAPES (STEPS, DECK, OS, WALK, DRIVE):	4,217 SF
BUILDINGS WITHIN 50' R.Z.:	1,510 SF
HARDSCAPES WITHIN 50' R.Z.:	446 SF
TOTAL WITHIN 50' R.Z.:	1,956 SF
BUILDINGS WITHIN 50' 100':	1,006 SF
HARDSCAPES WITHIN 50' 100':	2,088 SF
TOTAL WITHIN 50' 100':	3,094 SF

APPROXIMATELY 10,800 SF OF RESTORATION AREA PROPOSED. SEE PLANTING PLAN BY BLUE FLAG DESIGN FOR RESTORATION DETAILS.



LAND COURT PLAN 7932-C  
 CERTIFICATE #152997  
 ASSESSORS' MAP #5



**ZONING TABLE**

**R40 ZONE**

- FRONT & REAR YARD SETBACKS: 25 FEET
- SIDE YARD SETBACKS: 15 FEET
- BUILDING COVERAGE: 15 %
- BUILDING HEIGHT: 2 1/2 STORIES

**PROPOSED BUILDING COVERAGE:**

- DWELLING, COTTAGE, GARAGE & PORCH AREAS: 15.00 %
- LOT UPLAND AREA: 28,384 SF
- BUILDING COVERAGE (EONING DEFINITION) IN NO DISTURB ZONE: 28,384 SF

**EXISTING COVERAGE WITHIN 50':** 1,604 SF (PORTIONS OF 3 BUILDINGS, 2 PORCHES, STEPS, OUTSIDE SHOWER)

**PROPOSED COVERAGE WITHIN 50':** 1,997 SF (PORTIONS OF 3 BUILDINGS, 1 PORCH, STEPS, BULKHEAD, OUTSIDE SHOWER)

**VARIANCES REQUESTED**

- LOCAL UPGRADE APPROVALS: 9:10 CMR 15.403
- VARIANCES: 9:10 CMR 15.221(7) (Septic Component Depth)
- 1) Septic Tank not within 36' of fish grade 4' head 1' variance
- 2) Pump Chamber not within 36' of fish grade 4' head 1' variance
- VARIANCES: Dennis Board of Health 'Environmentally Sensitive Area' Regulation, Section 168
- 3) Property is located within an Environmentally Sensitive Area (ESA). An IA treatment unit is provided.

REVISED 10/22/2021: UV TREATMENT ADDED.  
 REVISED 5/19/2021: PROPOSED DWELLINGS AND HARDSCAPES ADJUSTED. MAIN DWELLINGS SHIFTED 8' SOUTH. ADJUSTED BUILDING COVERAGE.

**Sarah Henry**  
 34 Heir's Landing, Dennis, MA 02660

**SITE & SEWAGE DISPOSAL SYSTEM DESIGN**  
 34 HEIR'S LANDING, DENNIS, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
 Professional Engineering & Land Surveying Services

1070 Main Street - Route 8A  
 2nd Fl. Box 1179  
 (508) 998-0801 Office Brewer, MA 00831 (508) 998-0802 Fax  
 SCALE: 1" = 40' SHEET: 103 OF 108  
 DATE: 3/17/2021 AS NOTED RFR JMO JMO-8961

- THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:
- 1) INSPECTION OF UNSUITABLE MATERIAL REMOVAL (IF ANY)
  - 2) VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
  - 3) VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
  - 4) INSPECTION OF CONTAMINANT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
  - 5) INSPECTION OF THE 3/4" x 1/2" STRIP PRIOR TO BACKFILLING
  - 6) FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
  - 7) FINAL GRADING INSPECTION
  - 8) INSPECTION OF START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

THE LAYOUT AND DIMENSIONS OF THE PROPOSED DWELLINGS HAVE BEEN TAKEN FROM THE PLANS DATED 10/2/2020, LAST REVISED 6/23/2021. PLANS WERE PREPARED BY AS ARCHITECTS, INC.

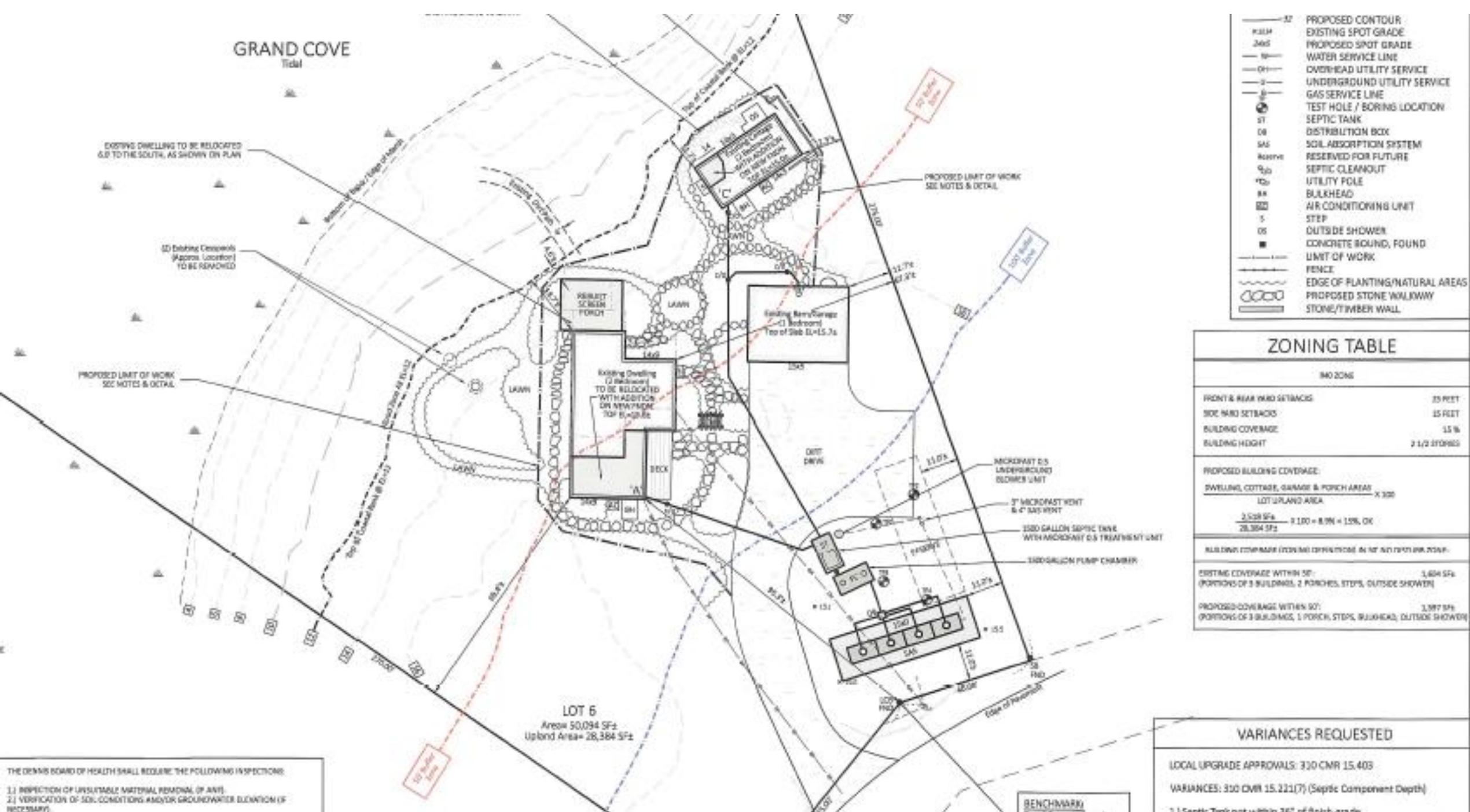


**INSPECTION NOTE:**  
 PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.



# GRAND COVE

Tidal



—	PROPOSED CONTOUR
—	EXISTING SPOT GRADE
—	PROPOSED SPOT GRADE
—	WATER SERVICE LINE
—	OVERHEAD UTILITY SERVICE
—	UNDERGROUND UTILITY SERVICE
—	GAS SERVICE LINE
⊙	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
RESERVED	RESERVED FOR FUTURE
SC	SEPTIC CLEANOUT
UF	UTILITY POLE
BA	BULKHEAD
ACU	AIR CONDITIONING UNIT
S	STEP
OS	OUTSIDE SHOWER
■	CONCRETE BOUND, FOUND
—	UNIT OF WORK
—	FENCE
—	EDGE OF PLANTING/NATURAL AREAS
—	PROPOSED STONE WALKWAY
—	STONE/TIMBER WALL

### ZONING TABLE

R40 ZONE	
FRONT & REAR YARD SETBACKS	25 FEET
SIDE YARD SETBACKS	15 FEET
BUILDING COVERAGE	15 %
BUILDING HEIGHT	2 1/2 STORIES
PROPOSED BUILDING COVERAGE:	
DWELLING, COTTAGE, GARAGE & PORCH AREAS	X 300
LOT UPLAND AREA	
2,528 SF ±	0.100 = 8.0% = 15%, OK
28,364 SF ±	
BUILDING COVERAGE (TOTAL) DIFFERENCE IN 10' SETBACK PER 704P:	
EXISTING COVERAGE WITHIN 50'	1,604 SF ±
(PORTIONS OF 3 BUILDINGS, 2 PORCHES, STEPS, OUTSIDE SHOWER)	
PROPOSED COVERAGE WITHIN 50'	1,397 SF ±
(PORTIONS OF 3 BUILDINGS, 1 PORCH, STEPS, BULKHEAD, OUTSIDE SHOWER)	

### VARIANCES REQUESTED

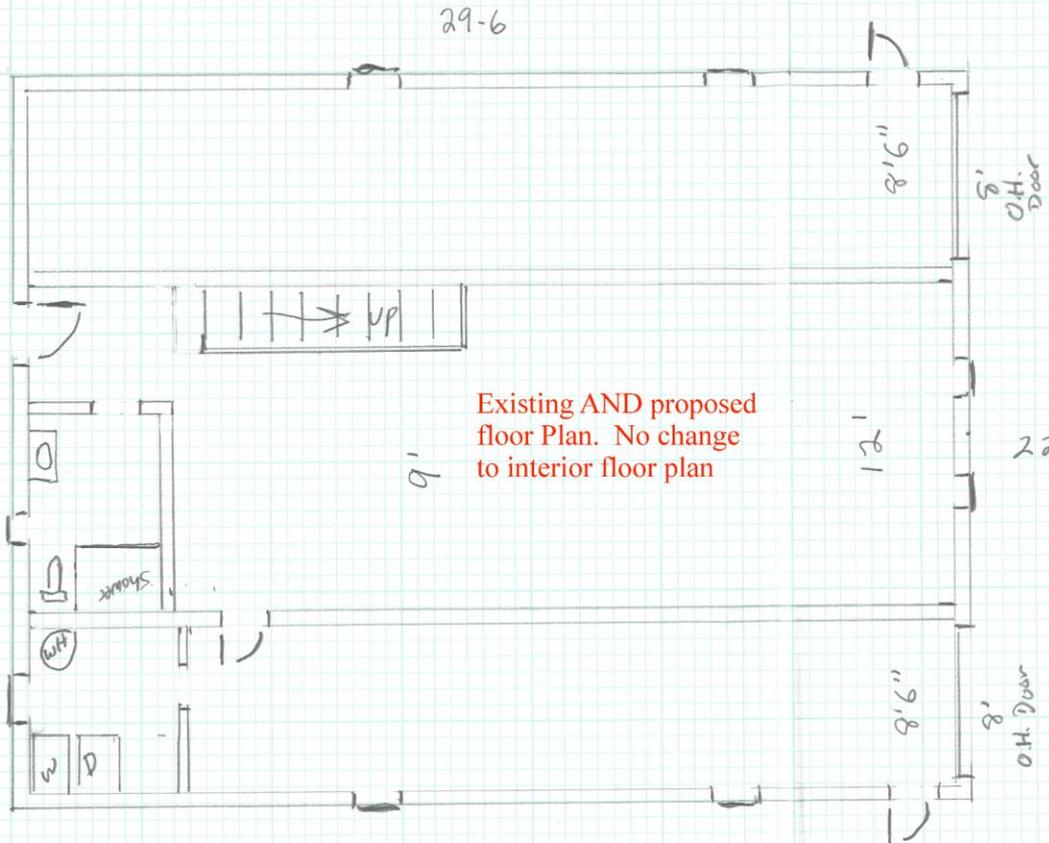
LOCAL UPGRADE APPROVALS: 330 CMR 15.403
VARIANCES: 330 CMR 15.221(7) (Septic Component Depth)
1.1 Septic Tank not within 30' of Freshwater

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

- 1.1 INSPECTION OF UNSUITABLE MATERIAL REMOVAL (IF ANY).
- 2.1 VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY).

**LOT 6**  
 Area= 50,094 SF ±  
 Upland Area= 28,364 SF ±

BENCHMARK



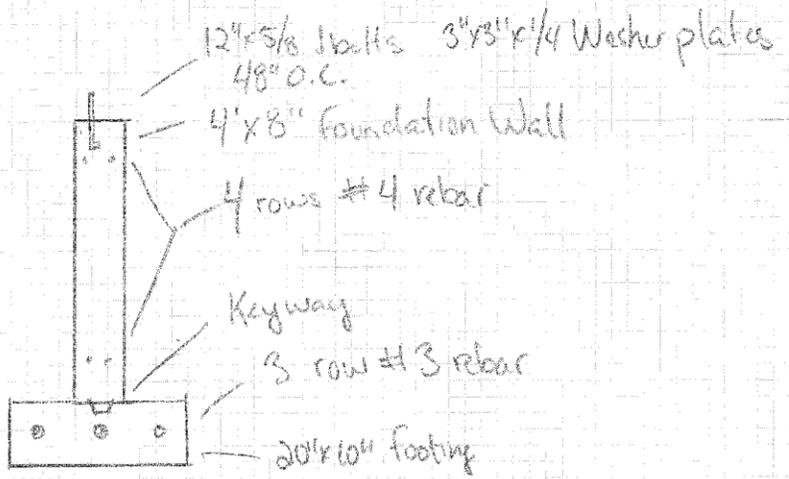
Existing AND proposed floor Plan. No change to interior floor plan

All ext. + Int. Walls are 2x4  
Ceiling Joists are 2x6

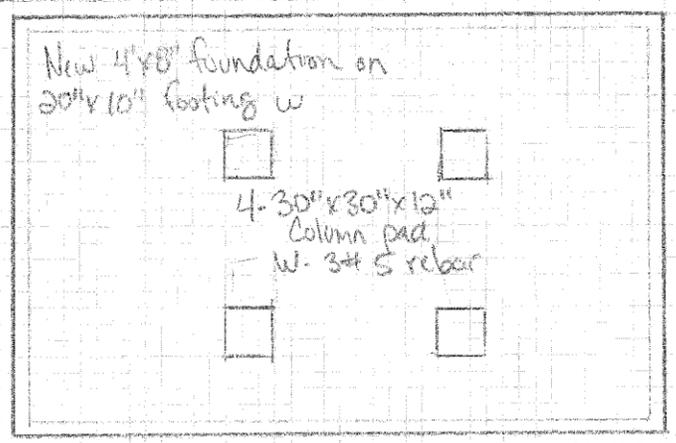
Sarah Henry  
34 Heirs Landing  
South Dennis, MA 02660

**THOMAS L. TURCKETTA**  
tom@tomturketta.com  
65 Red Top Road  
Brewster, MA 02631  
(508) 385-3672

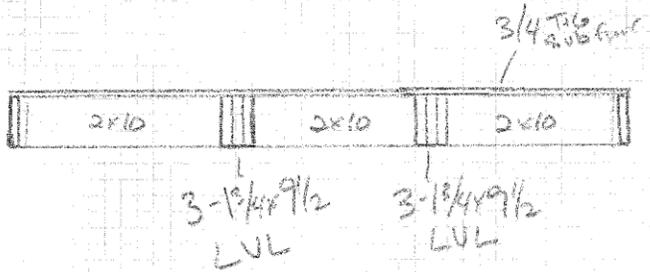
JOB Henry Barn/lift  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE 8/13/25  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE Not to scale



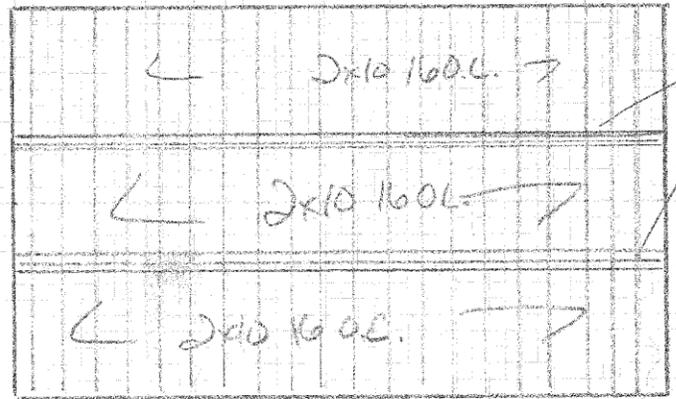
Foundation Section



Wilkes  
450 Route 6-A  
Yarmouth



Floor Framing Section



Floor System

**THOMAS L. TURCKETTA**  
tom@tomturcketta.com  
65 Red Top Road  
Brewster, MA 02631  
(508) 385-3672

JOB \_\_\_\_\_  
SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

Residential Building Single &  
Two Family  
**BLDR-25-415**

---

Your Submission

Attachments

Guests (0)

---

- ▶ Historic Review
- ▶ Building Administrative Review
- ▶ Building Inspector Review
- ▶ Conservation Review
- ▶ Health Review
- ▶ Zoning Review**
- ▶ Permit Fee
- ▶ Permit Issuance
- ▶ Building Inspection's
- ▶ Final Building Inspection

## Zoning Review

⊗ **Stopped.** This step was stopped on Aug 18, 2025 at :

---



**Paul M Fowler**

ZBA Special permit required per 2.4.1.2 for increased conforming structure on a non-conforming lot, a top of a coastal bank. . Requires floor plan.

---

### Message the reviewer

---

Send Message



Key: 6910

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 7,269

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Elda ID	Card							
HENRY SARAH G		95-9-0		34 HEIRS LANDING SD			1090	100	MULTI HOUSES			2		2 of 3							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%					
HENRY SARAH G 11 CONCORD GREENE UNIT 2 CONCORD, MA 01742																					
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE									
TOTAL								Photo Date		04/19/2023	BLDG #		2								
Nbhd																					
FEMA																					
Int1																					
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD														
YrBlt		1800		NET AREA		338															
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																	
SINGLE FAMILY																					
BLDG		ADJ		DESC		LAND		0		0											
STYLE		1.58		COTTAGE [100%]		BUILD.		74,000		0											
QUALITY		0.95		AVE-LOW+ [100%]		DETACH		0		0											
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0											
TOTAL		0		0		TOTAL		0		0											
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
1		1800	1982 / 41	1.000	1.510	4/19/2023	NMK	1/1/1982	JMC	4/19/2023	KT	8.0	1.00	338	1.170	\$312.62	105,667	70	74,000		
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	105,667	
STORIES(FAR)		1	1.00	FOUNDATION		3	CONTIN WALL		1.00	A	BAS	L	BASE AREA		338	1800	267.41	90,383	CONDITION ELEM		CD
ROOMS		2	1.00	EXT. COVER		1	WOOD SHINGLES		1.00	B	OPA	N	OPF, OPS-OP6		54		100.36	5,419	EXTERIOR		A
BEDROOMS		2	1.00	ROOF SHAPE		1	GABLE		1.00		ODS	O	OUT DOOR SHOWER		1		4,164.00	4,164	INTERIOR		A
BATHROOMS		1	1.00	ROOF COVER		1	ASPHALT SHINGLE		1.00												
FIXTURES		4	\$6,000	FLOOR COVER		2	SOFTWOOD		1.00												
RES UNIT CNT		1	1.00	INT. FINISH		2	DRYWALL		1.00												
				HEATING/COOLING		13	NO HEAT		0.93												
				FUEL SOURCE					1.00												
				SEASONAL					1.00												
				PRIVATE ROAD		2	YES		1.00												
				HISTORIC DST		3	OLD KINGS		1.00												
				GENERATOR USE					1.00												
									1.00												
EFF.YR/AGE		1982 / 41																			
COND		30 30 %																			
FUNC		0																			
ECON		0																			
DEPR		30		% GD		70															
RCNLD		\$74,000																			

