



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 November 24, 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. **257 OLD WHARF ROAD, Unit 4, DP(ZBAS-25-53):** Simon Peter Kotzeff, 38 Prospect Street, Winchester, MA 01890, C/O Paul R Tardif (Attorney) is seeking a Special Permit to demolish a non-conforming single-family dwelling in a cottage colony on a non-conforming lot. Located on a property located in the Resort Residential (RR) Zoning District at 257 Old Wharf Road - Unit 6, Dennis Port (Assessor's Map 20 Lot 32-6).
2. **7 ALLAIN WAY, WD (ZBAS-25-55):** Deborah S Gustafson, P.O. Box 214, West Dennis, MA (02670) C/O Stephanie Sequin of Ryder Wilcox Surveying is seeking a Special Permit to construct a second story addition of a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District, in an AE Flood zone at 7 Allain Way, West Dennis (Assessor's Map 81, Parcel 1).
3. **57 DARTMOUTH ROAD, WD (ZBAS-25-54):** Robert C Spang Jr. ET UX, 57 Dartmouth Road, West Dennis MA, 02670 C/O Paul DiSanto is seeking a Special Permit to build an addition on a structure on a non-conforming lot. Located on a property located in the R-40 Zoning District at 57 Dartmouth Road, West Dennis (Assessor's Map 68, Parcel 88).

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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4. **137 SEA STREET, ED (ZBAS-25-56)**: James E McLoughlin IV, P.O. Box 1675, East Dennis, MA (02641) is seeking a Special Permit to demolish a single-story non-conforming house and garage and construct new house with attached garage and relocate an existing cottage on a non-conforming lot. Located on a property located in the R-40 Zoning District, part of the Old Kings Highway Historic District at 137 Sea Street, East Dennis (Assessor's Map 422, Parcel 12).

5. **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). **Continued w/out Testimony 10-27-2025**

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, Dennis Port, MA (Assessor's Map 91, Parcel 27). **Continued without Testimony from 8-25; 9-22-2025; and 10-27-2025.**

ADMINISTRATIVE BUSINESS:

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.