

Town of Dennis

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

Farm Lane ANR

APPLICATION FOR APPROVAL NOT REQUIRED

PLANNING DEPARTMENT REVIEW – **December 11, 2025**

**Note: Information revised from February review is printed in bold italic print.**

APPLICANT:	Delagi Family Properties, LLC, Gregory Delagi C/O Kieran J. Healy, PLS, CFM, BSC Group Inc.
PROJECT ADDRESS:	107, 109, 111 Farm Lane
MAP AND LOT NUMBER:	Map 106 Lots 1 and 2 and Map 117 Lot 41
APPLICANT ADDRESS:	107 Farm Lane

**GENERAL NOTES**

- ***This plan was previously endorsed ed by the Planning Board in February 2025. It is being re-submitted as a result of Land Court requirements with additional notations, dimensions and lot number identification. The lots are the same as previously endorsed.***
- The purpose of this ANR is for the Farm Lane Association access to the water to be relocated to the east side of what is now 111 Farm Lane in order to merge 107 and 111 Farm Lane.
- The owner of 107 purchased 111 and wished for the access lot to not bifurcate his property.
- The house at 111 Farm Lane (Map 117 Lot 41) would be demolished and the majority of the lot (other than the new access to be relocated) to be combined with 107 Farm Lane (Map 106 Lot 1) to create a single buildable lot, rather than two.
- The plan would reconfigure three existing Land Court Lots in the Farm Lane Association to reduce them to two lots, only one of which will be buildable.
- 107 Farm Lane (Map 106 Lot 1) and 111 Farm Lane (Map 117 Lot 41) are owned by Delagi Family Properties, LLC.
- 109 Farm Lane is owned by the Farm Lane Association and is access to the Association pier between 107 and 111 to the water.
- The house at 111 Farm Lane (Map 117 Lot 41) must be demolished for the lots to conform to zoning.
- A letter from the Farm Lane Association President states that the Farm Lane Association voted to approve the ANR involving Farm Lane Association land on October 21, 2024.
- Town Engineering and Building agreed that the existing home at 111 Farm Lane should be demolished first before endorsement.
- Applicant Engineer felt that since this must also go to Land Court (which takes a lot of time) they wanted to proceed as soon as possible. Planning suggested they put they put the house to be demolished at 111 Farm Lane in a very faint lighter line. Current plan is slightly lighter and dotted.
- The project, with a planting plan, was reviewed and approved by the Conservation Commission.
- ***Notes on the Plan were altered. Note 7 was revised and added onto and notes 9-13 were added. The Notes on the Plan now state:***
  1. THE PURPOSE OF THIS PLAN IS TO IS TO RECONFIGURE EXISTING LAND COURT LOT 9, 10, AND 46 INTO NEW LOT 47 (ACCESS TO THE ASSOCIATION PIER) AND 48 FOR A SINGLE-FAMILY HOME.
  2. THE ACCESS TO THE PIER SHALL REMAIN A PATH WITH NO CUTTING WITIN 10 FEET OF PROPERTY LINE AND PER THE CONSERVATION COMMISSION ORDER OF CONDITIONS #...
  3. THE HOUSE ON LOT 10 (111 FARM LANE) SHALL BE REMOVED TO CONFORM TO ZONING.

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4. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE 2006 LAND COURT MANUAL OF INSTRUCTION.
5. THIS PLAN IS A DIVISION OF REGISTERED LAND OWNED BY DELAGI FAMILY PROPERTIES LLC, AND FARM LANE ASSOCIATES, INC.
6. THE MATHEMATICAL CLOSURE OF THE TRAVERSE USING A TS-12 LEICA INSTRUMENT WAS 1:70,218
7. ***(Note 7 Changed) THE PURPOSE OF THIS PLAN IS TO IS TO RECONFIGURE EXISTING LAND COURT LOT 9, 10, AND 46. LOT 10 WILL BE DIVIDED INTO LOTS 47 AND 48 AND LOT 46 WILL BE DIVIDED INTO LOTS 49 AND 50. ONCE APPROVED, LOT 9 AND LOT 49 WILL BE COMBINED INTO A NEW LOT 51 AND LOT 48 AND LOT 50 WILL BE COMBINED INTO A NEW LOT 52.***
8. #111 FARM LANE WILL BE COMBINED WITH #107 FARM LANE. THE COMBINED LOTS WILL BE KNOWN AS 107 FARM LANE. #109 WILL BE RELOCATED TO THE EAST.
9. ***LOT B IS NOT CONSIDERED A BUILDABLE LOT FOR A RESIDENTIAL STRUCTURE.***
10. ***I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN AUGUST 14, 2024 AND SEPTEMBER 6, 2024.***
11. ***I FURTHER CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY.***
12. ***ALL MEASUREMENTS FOR THE SURVEY TRAVERSE AND SIDE SHOTS WERE MADE BY EDM MEASUREMENTS.***
13. ***REDUNDANT OBSERVATIONS WERE OBTAINED ON EXISTING MONUMENTATION AND ALONG TRAVERSE LINES BY MEASURING DOUBLED ANGLES AND BY RECORDING MULTIPLE EDM DISTANCE READINGS.***

### **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
- (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or

**Farm Lane and these lots are shown on a Land Court Plan from March 24, 1955.**

- (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 ordinance or by-law;
  - **Frontage for newly combined single-family lot will be adequate.**

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- **Engineering questioned whether the relocated access lot meets the definition of a panhandle lot and meets the frontage requirement.**
  - **Planning advised Applicant Engineer to clearly place a note on the new access lot that it is not a buildable lot. Therefore, relocation of access lot which is not buildable coupled with new merged lots, which are now less-non-conforming, should be okay**
- (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,
- (e) 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.***