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Town of Dennis
Public Meeting Notice

Planning Board Agenda – December 15, 2025

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 **Planning Board** will hold a **Public Hearing** on **December 15, 2025 at 6:30** 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

1. ADMINISTRATIVE BUSINESS:

- a. **Board Minutes:**
- b. **ANR- 1 Lighthouse Inn Rd:** The purpose of this ANR is to re-divide the existing eight (8) parcels into three (3) lots. No change in hotel use.
- c. **ANR- 107 Farm Lane:** The purpose of this ANR is to modify a previously approved ANR plan to reduce and reconfigure three existing Land Court Lots in the Farm Lane Association to create two lots, with updated Land Court notations.

2. PUBLIC HEARINGS:

- a. **815 Route 134 SPECIAL REVIEW (SRVW-25-2):** The Town of Dennis, C/O David Crispin of BSC Group, 803 Summer Street, Boston, MA (02127) is seeking a Special Review of a development of new grave space including driveways, re-grading, development of lawns, landscape plantings, cremation niche structure, storm drainage systems, a new water faucet, a new entrance from Old Chatham Road and clearing of an area for disposal of grave spoils. Site is in the R-40 Zoning District and Old Kings Highway Historic District. Located at 815 Route 134, SD (Map 202, Parcel 1). **Continued from 11-03-2025 without testimony.**
- b. **46 SCARSDALE ROAD TREE HEARING (TRSR-25-2)** Ari & Debra Koufos, 5 Bellevue Terrace, Watertown, MA (02472) C/O Thomas Moore is seeking removal of five existing Cedar trees within the Scarsdale Road right of way, for a new single-family dwelling. Located in the R-40 Zoning District and the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis, MA (Map 385, Parcel 12).

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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3. **CURRENT & LONG-RANGE PLANNING:** Town Planner update. Continued discussion of possible Zoning and General Bylaws for Annual Town Meeting in May 2026.
4. **OTHER BUSINESS:** Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.
5. **NEXT MEETING:** Scheduled for Monday January 12, 2026

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.