



Town of Dennis

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

1 LIGHTHOUSE INN RD, WD APPLICATION FOR APPROVAL NOT REQUIRED PLANNING DEPARTMENT REVIEW – December 11, 2025

APPLICANT:	L.H.I. INC. C/O Law Office of Singer & Singer, LLC
PROJECT ADDRESS:	1 Lighthouse Inn Rd., West Dennis MA 02670
MAP AND LOT NUMBER:	12-7
APPLICANT ADDRESS:	PO Box 67 (26 Upper County Road), Dennisport, MA 02639

GENERAL NOTES

- **Plan Title:** Division Plan of Land of 1 Lighthouse Inn Rd., West Dennis MA 02670 prepared for LHI, INC. Prepared by Schofeild Brothers of Cape Cod, 161 Route 6A- P.O. Box 101, Orleans Mass. 02653. Stamped by Robert John Freeman. Plan Dated November 11, 2025.
- Lighthouse Inn consists of 7.5 acres with the Lighthouse Inn Resort, which includes a motel, restaurant, gift store, pool snack bar, beach club membership, and related amenities. In addition to the main Inn building, there are more than two dozen other buildings including motel buildings, many cottages, a carriage house, a gatehouse and auxiliary buildings.
- The ANR proposal is to reconfigure the land by redividing the property into three parcels as shown on the ANR plan.
 1. The cottages, carriage house, gatehouse, a motel building and auxiliary buildings will be on Lot 1.
 2. The main Inn, most of the parking, and several amenities will be on Lot 2.
 3. Two motel-style buildings and a tennis court will be on Lot 3.
- All three lots will be conforming as to use, size, and frontage.
- The buildings on Lots 3 and 2 will conform to setbacks.
- The buildings on Lot 1 will be mostly conforming except for pre-existing nonconforming front setbacks for seven of the buildings.
- The ANR will not result in any physical changes to the buildings and land at this time.
- Applicant states a vote was taken by the Board of Directors and the Stockholders of LHI, Inc. and it was voted to apply for an ANR plan as presented by Andrew Singer to the town Planning Board.
- Lot 1 will have 134,906 sf of upland and 5,760 sf of wetland with a Shape number of 17.
- Lot 2 will have 149,550 sf of upland and 16,925 sf of wetland with a Shape number of 20.4
- Lot 3 will have 42,146 sf of upland with a Shape number of 17.
- The property is in the Hotel Resort District.
- The Building Card notes Land Court Plans 9875A-3 from 1927, 9875C from 1979, 9876A from 1927.
- The ANR Plan will therefore have to go to the Land Court for review and approval.



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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
- ***Lot 1 has adequate frontage on Uncle Stephen's Road, listed as a public road.***
 - ***Lot 2 has adequate frontage on Lighthouse Inn Road which the plan says is public but which is not listed as public in the Town's list. However, it is odd that Uncle Stephen's Road is listed as a public road and can only be accessed via Lighthouse Inn Road.***
 - ***Lot 3 has adequate frontage on Lighthouse Road. A public road.***
- (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or
- (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.
- ***Uncle Stephen's Road, Lighthouse Inn Road and Lighthouse Road all appear to predate the existence of the subdivision control law.***
- (d) Frontage shall be of at least such distance as is then required by zoning.
- (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,
- (f) 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.

Yes.

Conclusion

- **All three lots will be conforming as to use, area, and frontage.**
- **The Building Card notes Land Court Plans 9875A-3 from 1927, 9875C from 1979, 9876A from 1927.**
- **The ANR Plan will therefore have to go to the Land Court for review and approval.**
- ***The Approval presumed to Not Require Subdivision review and approval can be endorsed.***