

January 6, 2026

Hello Paul,

I am enclosing documents I came across regarding zone change from LB1 to residential that I have requested. I am fully cognizant of the history of this zone and if you can bring it to the Planning Board agenda I will gladly appear to speak to the issue. I'm available to talk to you if you want a meeting or telephone conversation.

Please refer back to my emails of last September.

Looking forward to hearing from you.

Phil McCarthy
13 Horsefoot Path, North Dennis
508-385-5351
philipjmac@gmail.com



Town of Dennis

P.O. BOX 1419, SOUTH DENNIS, MA 02660-1419/ Telephone: 508-394-8300 • Fax: 508-394-8309

October 13, 1998

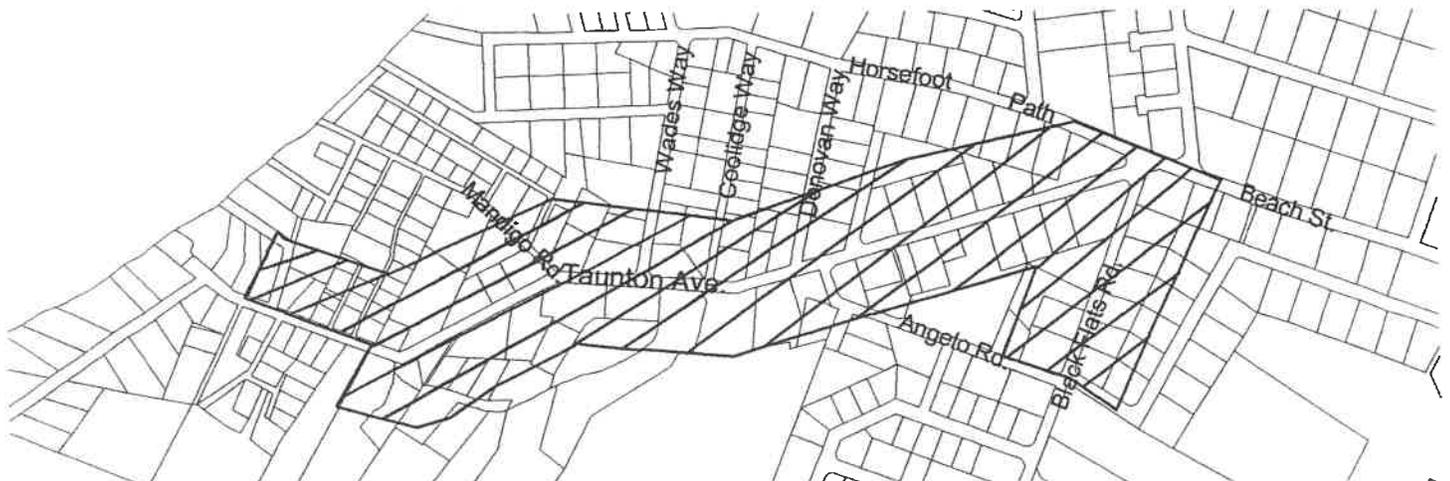
NOTICE OF MEETING

This notice is being sent to you on behalf of the Town of Dennis Zoning By-law Study Committee. You have been identified as a Property Owner within the Taunton Avenue Limited Business I Zoning District. The Zoning By-law Study Committee is considering the possibility of recommending that this area be changed from a zoning designation of Limited Business I (LB-I) to Residential-40 (R-40). The Committee is interested in receiving your input on this proposed change to the zoning.

Currently this area of Taunton Avenue, between the intersection of Taunton Avenue, Beach Street and Horsefoot Path running westerly along Taunton Avenue to just west of Pedwell Way, is zoned Limited Business I (LB-I). The LB-II zoning district allows for various uses by right, single family homes, offices and gift and antique shop type uses, as well as various uses by special permit, restaurants, retail sales, consumer services and banks. The Committee felt that because a strong majority of the uses in this area are residential that perhaps the area should be zoned residential. Those commercial uses in the area now could remain as they would be considered "grandfathered uses". A small map of the area is shown below.

A public meeting will be held by the Zoning By-Law Study Committee on **THURSDAY, OCTOBER 29, 1998 AT 7:00 P.M.** in the Large Hearing Room of the Dennis Town Offices, 485 Main Street, South Dennis, to discuss this proposed recommendation to change the zoning. As property owners in this area your input is welcomed.

If you cannot attend this meeting, but would like to provide input to the Committee, you may send your comments in care of the Planning & Appeals Office, Town of Dennis, P.O. Box 1419, South Dennis, MA 02660 or fax them to 508-394-8309.



Original on Recycled Paper



Town of Dennis

P.O. BOX 1419, SOUTH DENNIS, MA 02660-1419/ Telephone: 508-394-8300 • Fax: 508-394-8309

February 18, 1999

TO: Property Owner
FROM: Zoning By-Law Study Committee
Planning Board
RE: Proposed Zoning Changes

Please be advised that a change in the zoning designation is proposed for your area. You have been identified as the owner of a property within the Taunton Avenue area. On the reverse side is a map showing the existing zoning and proposed zoning for this area.

Currently the area is zoned Limited Business I (LB-I) and Low Density Residential (R-40). The proposal is to change the LB-I zoning to Limited Business (LB) and to change the boundaries in the Taunton Avenue and Black Flats Road area by changing a portion of the zone to R-40. Those areas to remain LB are the intersection of Taunton Ave/Beach Street/Black Flats Rd/Horsefoot Path and including Black Flats Road to Angelo Rd; the area just to the east of Pedwell Way; and the area just to the west of Rodoalps Way.

These proposed amendments will be taken up at a Public Hearing by the Planning Board on Wednesday, March 10, 1999 at 7:00 p.m. in the Large Hearing Room of the Dennis Town Offices, 485 Main Street, South Dennis. Comments and questions will be accepted at this public hearing. Other changes/amendments to the zoning map and Section 2 of the Dennis Zoning By-Law are also being proposed. Complete copies of these proposed amendments are available at the Town Clerk's Office or the Planning & Appeals Office at the address noted above. These proposed amendments would then be presented to the Town Meeting as a warrant article. Those present at the Town Meeting will have the opportunity to vote on the proposed changes.

If you have any questions regarding these proposed changes, please feel free to contact Charleen Greenhalgh, Town Planner at 508-760-6119 or if you would like to send written comments please send them to the Planning Board, P.O. Box 1419, South Dennis, MA 02660.



These maps are intended for illustrative purposes only to show the proposed changes to zoning boundary lines.

