



December 29, 2025

Dennis Planning Board
Dennis Town Hall
685 Route 134
South Dennis MA 02660
Attn: Jeff Eldredge, Chair

Elizabeth Patterson, Vice Chair, Richard Hamlin, Member; Christopher Hedetniemi, Member; John Terrio, Jr., Member; Alison (Sally) Bickford, Member; Kyle Pedicini, Member; Karina England-Quest, Member; Elizabeth Nashawaty, Alternate; Mike McGee Alternate

Subject: Love Farms Parking Issues

Dear Planning Board Members;

We are writing to formally document and address the significant and escalating impacts that Love Farms' operations are having on parking availability for the businesses located within Grand Cove Plaza. These issues were anticipated and raised during the initial Site Plan and Entertainment License review processes. Unfortunately, they have now materialized in a manner that is materially disrupting our business operations.

The core issue is Love Farms' lack of sufficient on-site parking to support its approved uses, particularly its Entertainment License. During the Planning Board hearing on August 26, 2025, Mr. Leary, owner of Love Farms, represented that the entertainment area would accommodate approximately 300-400 patrons, in addition to the restaurant's approved capacity of 225 patrons. Love Farms has not provided adequate parking to support this level of occupancy.

As a direct result, Love Farms patrons are consistently parking in the Grand Cove Plaza lot and walking to the adjacent property. Over the past two weekends alone, this overflow parking has resulted in Grand Cove Plaza customers being unable to find parking or experiencing significant delays, negatively impacting all businesses within the plaza.

In response, Grand Cove Plaza posted clear signage this past weekend stating that the parking lot is reserved exclusively for plaza customers and that unauthorized vehicles may



MARWICK ASSOCIATES

be towed. Despite this, on Saturday afternoon Mr. Ron Reddick, owner of Three Fins, personally spent several hours turning away more than 100 vehicles attempting to park for Love Farms. This resulted in multiple confrontations and underscores the severity of the issue. Maintaining a daily parking attendant is neither practical nor sustainable, and conditions will only deteriorate as the summer season approaches.

It is now evident that the current approvals for Love Farms are inadequate to mitigate the impacts on abutting properties and businesses. Accordingly, we formally and urgently request that the Town take the following actions:

- Rescind or suspend Love Farms' Entertainment License until it can demonstrate that it can provide the required number of parking spaces to meet its anticipated patron demand.
- Convene a Site Plan Review to allow input from all affected abutters and stakeholders surrounding the Love Farms property.
- Convene an Entertainment License compliance review to address parking deficiencies, noise issues, and other adverse impacts on neighboring properties.

This situation is causing ongoing and measurable harm to the revenue and operations of the abutting businesses at Grand Cove Plaza. Prompt action is required to prevent further damage and to resolve these issues well in advance of the upcoming summer season. We appreciate your immediate attention to this matter and look forward to your timely response.

Sincerely,

John M. Sisk

Marwick Associates/ Owner

Cc Ron Reddick, Three Fins Coffee
Jitka Borowick, Nove
Richard McLaughlin, Fresh Interiors
Joe Jamiel, Ardeo Tavern