



December 9, 2025

Town of Dennis Planning Board  
Attn: Paul Foley, Town Planner  
Dennis Town Hall  
685 Route 134  
South Dennis MA 02660  
RE: Special Permit Narrative - Mixed-Use Building - 852 Main Street, West Dennis MA 02670

Dear Town of Dennis Planning Board and Staff,

We, Three Dogs HGL LLC, respectfully submit the following Special Permit Application for review by the Planning Board on January 12, 2026. Please find below a Project Narrative detailing proposed work including the redevelopment of an existing inadequate retail building to a new mixed-use structure that will house a mix of 8, 1 & 2 bedroom apartments, one commercial space and three storage units. The property is situated in between Route 28 and Perry Taylor Road, making it a corner lot in the General Commercial II zoning district. Its specific location between a state highway and a town road poses specialized adversities to redevelopment.

Additionally, a new TitleV septic system will be constructed and installed to handle the increased flow of the proposed building. A total of 14 new parking spaces will be added to the existing 7 spaces for a combined total of 21 parking spaces (including 1 handicap spot) to accommodate the mixed-use tenants of the proposed structure. Two of the eight proposed apartments will be delegated as affordable housing to meet the growing long-term housing needs of Cape Cod. The proposed structure will be subject to Dennis Zoning Bylaw 4.9. If the Planning Board approves the proposed project as presented, we will continue through the necessary regulatory processes as follows; apply for a Special Permit from the Zoning Board, process the legal transfer of ownership of a small section of land along Perry Taylor Road (to be addressed further), request MASSDOT approval for a revised curb cut along Route 28, and finally acquire a complete Building Permit, enter the affordable housing lottery, and ultimately begin construction.



### **Existing Conditions**

The existing plot at 852 Main Street, occupies a total of 7,144 SF of which a footprint of 1,103 SF was established by Special Permit on November 25, 2019 as a mixed-use building. The building footprint consists of two office spaces, one residential unit and abuts both Route 28 and Perry Taylor Road. The existing structure is fully equipped with a fire suppression system which is centrally monitored. Additionally, the 27-panel solar system was installed on the building in 2022 to decrease the overall carbon footprint with the intent to operate as a Net-Zero building.

The existing plot at 862 Main Street encompasses a total of 11,098 SF of which 1,638 SF is occupied by the existing underutilized retail/commercial space. The existing structure was built in 1930 and is in need of extensive rehabilitation. Minor alterations were completed in 2005 & 2006, both of which did little to nothing to increase the desirability of the plot of land. The existing lot offers the opportunity of hazardous cut-through traffic patterns due to its centralized location between Route 28, Perry Taylor Road and Tower Road. This pattern is exacerbated by the abutting Ezra H Baker Elementary School which sees high traffic during school hours (especially during pick-up and drop-off).

### **Proposed Conditions - Combined Lots**

After 3 or 4 variations of building footprint and site layout have been presented, including one that expunged Perry Taylor Road, the town planner has mutually agreed that this final version takes into consideration each of the difficult attributes that the site has presented. The proposed mixed-use building will have a total square footage of 11,071 of which the building footprint will be 3,719 SF. Dennis legal council has consulted on the matter, with specific regard to the unclaimed portion of land and Three Dogs HGL LLC not being allowed to carry any nonconformities across the 862 property.

#### **Residential Housing**

As mentioned, the proposed building will comprise 8, 1 & 2 bedroom apartments, of which 2 will be delegated as affordable housing. These apartments will encourage long-term residency on Cape Cod and assist the Cape in supporting local businesses year-round. Though Cape Cod benefits greatly from the presence of tourism and seasonal homeowner occupancy in the summer, its population depletes in the “off-season” due to lack of housing inventory, affordable and otherwise. By adding year-round housing units to the rental market on Cape Cod, we aim to attract permanent residents who will contribute to the economic growth of the Town of Dennis and surrounding communities. By aiming for the expansion of 852 Main Street to continue its status as a Net-Zero facility, we will implement green initiatives such as an increase in solar power, Energy Star rated appliances, LED lighting, and innovative Insulated Concrete Forms (ICF) to ensure reduced heat loss. ICF will benefit the proposed structure by providing high wind and disaster resistance, superior sound dampening, and top-of-the-line structural integrity. The combination of these elements will dramatically decrease utility

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costs for residential tenants during their residency, subsequently reinforcing affordability across all 8 units.

## Drainage

The subsurface drainage that services the existing building will be expanded in the front of the building. An additional drainage structure will be installed at the rear of the new building. Both subsurface drainage areas will contain both rooftop and parking stormwater. As a landscape feature, several Dogwood trees are being planted on the property and will encourage natural stormwater management. All subsurface drainage will be managed onsite.

## Landscaping

Three Dogs HGL LLC is committed to enhancing the aesthetics of Route 28 through intuitive and practical landscaping elements. The east side of the building will boast a fenced in communal, open-air space highlighting an astro-turf lawn. By substituting astro-turf for natural grass, the overall water usage of the building will be dramatically diminished and cumulative nitrogen loads will be eliminated from the site. Seven native flowering Dogwood trees will be strategically planted throughout the property, not only to enhance the visual appeal of the building & ensure privacy to its tenants, but to reinforce environmental health by sequestering CO<sub>2</sub> from the atmosphere into the soil. Additionally, these improvements to the landscape will support local wildlife by providing a source of food and shelter for birds and other native animals.

## Transportation

The proposed project is centrally located along Route 28, which is conveniently serviced by the CCRTA “H20” line. Easily accessible pickup locations can be found at Dennis Crossing and the Dennis Port Municipal parking lot. Alternatively, the CCRTA buses (by policy) can be flagged down anywhere along Route 28 where a passenger can be safely picked up. The “H20” line services shopping centers including Patriot Square in South Dennis and Yarmouth Crossing in South Yarmouth. Both shopping centers offer an abundance of local restaurants, shops, and open air spaces to meet everyday needs. The CCRTA and location of the proposed apartments on Route 28 allows for tenants to live and work on Cape Cod without the need for a personal vehicle. In addition, Route 28 is equipped with sidewalks to encourage pedestrian foot traffic and ensure the safety of local residents. It is our understanding that continual improvements to the sidewalks along MA Highway Route 28 will take place by MASSDOT in the near future. The proposed building will bolster the evolving commercial landscape along Route 28 which had seen sparse improvements up until recent years.

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## Parking

The proposed combined lots & project will consist of an extension of the existing angled parking across the front of the building as well as new parking spaces at the rear. In total, the number of parking spaces will increase from the existing 7, to 21. The 21 numbered parking spaces will be left unassigned (with the exception of the designated handicap parking spot), allowing the commercial tenants to utilize on-site parking during normal business hours when resident vehicles are less likely to be on-site. Outside of normal business hours, the parking spots will become fully available for residential tenant use. The 6 additional rear parking spots will be crushed stone rather than pavement to decrease the amount of impervious square footage. The traffic pattern in the paved parking area extension will follow the existing one-way traffic pattern.

## **Final Considerations**

Legal taking of Perry Taylor Road was completed in the early 1950s. Portions of land were taken from each of the four abutting owners to create a 25 foot roadway named Perry Taylor. In the process of this legal taking, a small section of land was left undescribed and therefore unclaimed. We are requesting that the Planning Board release this unclaimed parcel to Three Dogs HGL LLC for the consideration of development rights. In regards to the existing conditions of Perry Taylor Road and the continued use and impact of the development, we are requesting two improvements to be completed by the Town of Dennis. They are as follows;

1. Perry Taylor Road becomes a permanent one-way access road with a West to East direction (from Ezra H Baker Elementary School towards Pine Street). In doing so, the previously discussed hazardous traffic pattern will be eliminated. The result of this will be less unregulated traffic headed into and out of the Ezra H Baker Elementary School from Perry Taylor Road. Concerns for the safety of students and adults attending the school arise when Perry Taylor Road is utilized as an unauthorized parking lot during pick-up, drop off, and scheduled school events. Delegating this roadway as a one way will eliminate most of the dangerous traffic that enters the active school zone.
2. The Town of Dennis makes necessary enhancements (pave roadway & install drainage) to the existing condition of Perry Taylor Road. On any given day, Perry Taylor Road is affected and deteriorated by excessive traffic and foul weather. In recent months, the conditions of Perry Taylor Road have significantly worsened due to the ongoing sewer project in the surrounding area. Large dump trucks, backloaders, and other heavy equipment pass down the road daily. In the past three months, Dennis DPW has responded to level the road's surface in an attempt to mitigate the constant disturbance of the roadway. However, the current state of the road reflects large potholes and flooding which pose a significant threat to pedestrian and vehicular traffic.