

DECEMBER 23, 2025

Paul Foley, AICP, Town Planner
685 Route 134
Dennis, MA 02660
RE: Planning Board Application, Letter of Intent, 5 New Venture Drive

Dear Paul,

The following letter of intent is submitted on behalf of 535 Higgins Crowell, LLC (Applicant) pursuant to the enclosed Planning Board Application for Site Plan Approval. The Applicant is proposing a 6,000 SF pre-engineered steel building consisting of four loading bays at 5 New Venture Drive in South Dennis.

The property is owned by the Applicant and is currently unoccupied. The majority of the site has been cleared; the existing ground cover consists primarily of topsoil.

The proposed site work includes the construction of one 1-story building, having a footprint of 6,000± sq. ft. The building will consist of four loading bays which shall be accessed via the proposed drive aisle. The development will provide a minimum 10-foot-wide natural buffer along the eastern, western, and southern sidelines of the property. There will be a total of eighteen (18) parking spaces provided. The project has been designed to comply with local zoning requirements without the need for variance or waivers. The stormwater management systems have been designed in accordance with the local regulations as well as the MA Stormwater Management Standards.

As the site is currently undeveloped, there is no existing access to the site. The Applicant is proposing to construct a 22-foot-wide driveway with appropriate turning radii, at the northwest corner of the property.

Stormwater management from the site and building roof will be managed through the implementation of BMPs in accordance with the MassDEP Stormwater Management Standards and the requirements of the Town of Dennis Stormwater Management Rules and Regulations. One subsurface infiltration system and one surface infiltration basin are proposed. The subsurface system shall be located beneath the drive aisle, west of the proposed building and the basin shall be located in the southeast corner of the property in close proximity to the existing depression on-site.

The sewage design flow for the proposed site is 300 gallons per day (gpd). The Applicant is proposing to use 500-gallon concrete leaching chambers. The system will be installed north of the proposed building, beneath the drive aisle and will utilize H-20 structures, accordingly.

The proposed building will require domestic water, gas, electrical, and telecommunication services.

A landscape plan will be prepared for the site. At a minimum, the design will include a variety of appropriate trees, shrubs and annuals. All disturbed areas will be loamed and seeded.

We look forward to presenting this project to the Planning Board at the next regularly scheduled Planning Board public hearing. In the interim, please contact us if you have any questions or concerns.

Sincerely,
BSC Group, Inc.



Brian G. Yergatian, P.E., LEED AP
Manager of Civil Engineering, Senior Associate