

#301 & 303 Main Street, Dennis ANR Narrative (Parcels 72-13-0 & 72-76-0)

The subject parcels, #301 and #303 Main Street, are owned by Joseph and Laura Raymond. Parcel 72-13-0 (#301) currently has a single family dwelling on it and contains 18,323 s.f. and is shown as Land of "The Clapp Realty Trust" on Plan Book 694, Page 81. Said parcel is a pre-existing, non-conforming lot due to insufficient frontage and area. Parcel 72-76-0 (#303) is a vacant lot and shown as Lot 1 on Plan Book 694, Page 81. This plan represents a division of Lot 1 into Parcel A and Lot 3. Parcel A is to be combined with #301 Main St. to create Lot 2, having a total frontage of 128.01 feet and an area of 40,060 s.f. Newly created Lot 3 (the remainder of existing Lot 1 as shown on said plan), has an area of 41,706 s.f. and has no frontage on Main Street and is thus an unbuildable lot. Lot 3 is to be conveyed to The Dennis Conservation Trust.