

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
46-1-1	43 POND STR	WD	HAINES DEBO
46-1-2	43 POND STR	WD	ELIN D SAND
46-1-3	43 POND STR	WD	HINCHEY PAT
46-1-4	43 POND STR	WD	OTIS PROPER
46-1-5	43 POND STR	WD	KAVANAGH N
46-1-6	43 POND STR	WD	MAGUIRE THO
46-1-7	43 POND STR	WD	DER HAGOPIA
46-1-8	43 POND STR	WD	BARRY ANNE
46-1-9	43 POND STR	WD	DADMUN JAM
46-1-10	43 POND STR	WD	MARADIAN C
46-1-11	43 POND STR	WD	BLOCH BORIS
46-1-12	43 POND STR	WD	MOYNIHAN LC
46-1-13	43 POND STR	WD	HINCHEY PAT

Detail Information [Zoom To](#)

CAMA ID	46-1-5
MapPar	46-1
Key	29622
Fiscal Year	2027
Extension	5
Address	43 POND STREET U-5
Village	WD
Property Type	R
Owner	KAVANAGH NICOLA
Co-Owner	KAVANAGH RYAN D
Owner Address	75 WEBB STREET
Owner City	SALEM
Owner State	MA
Owner Zip	01970
Owner Country	
State Class #	1020
State Class Desc	CONDOMINIUM
Deed Date	11/02/23 00:00:00



Find Abutters

Layers

- Industrial
- Resort Areas
- Dennis Port Village Center Areas
- West Dennis Village Center District
- West Dennis Village Center Support District
- West Dennis Marine Open Space District
- West Dennis Mixed Use Marine District
- West Dennis Residential-Commercial
- Quivet Neck-Crowes Pasture Resource Protection District

MassGIS Census Data

MassGIS Coastal Features

MassDMF Designated Shellfish Growing Areas

- Approved
- Conditionally Approved
- Restricted
- Conditionally Restricted
- Prohibited

MassDMF Shellfish Suitability Area

- American Oyster
- Bay Scallop
- Blue Mussell
- Ocean Quahog
- European Oyster
- Quahog
- Razor Clam
- Sea Scallop
- Soft-shelled Clam
- Surf Clam

USACE Hurricane Surge Inundation Zone

- Category 1
- Category 2
- Category 3
- Category 4

MassGIS Conservation

MassGIS Inland Water

MassGIS Regulated Areas

Places of Interest

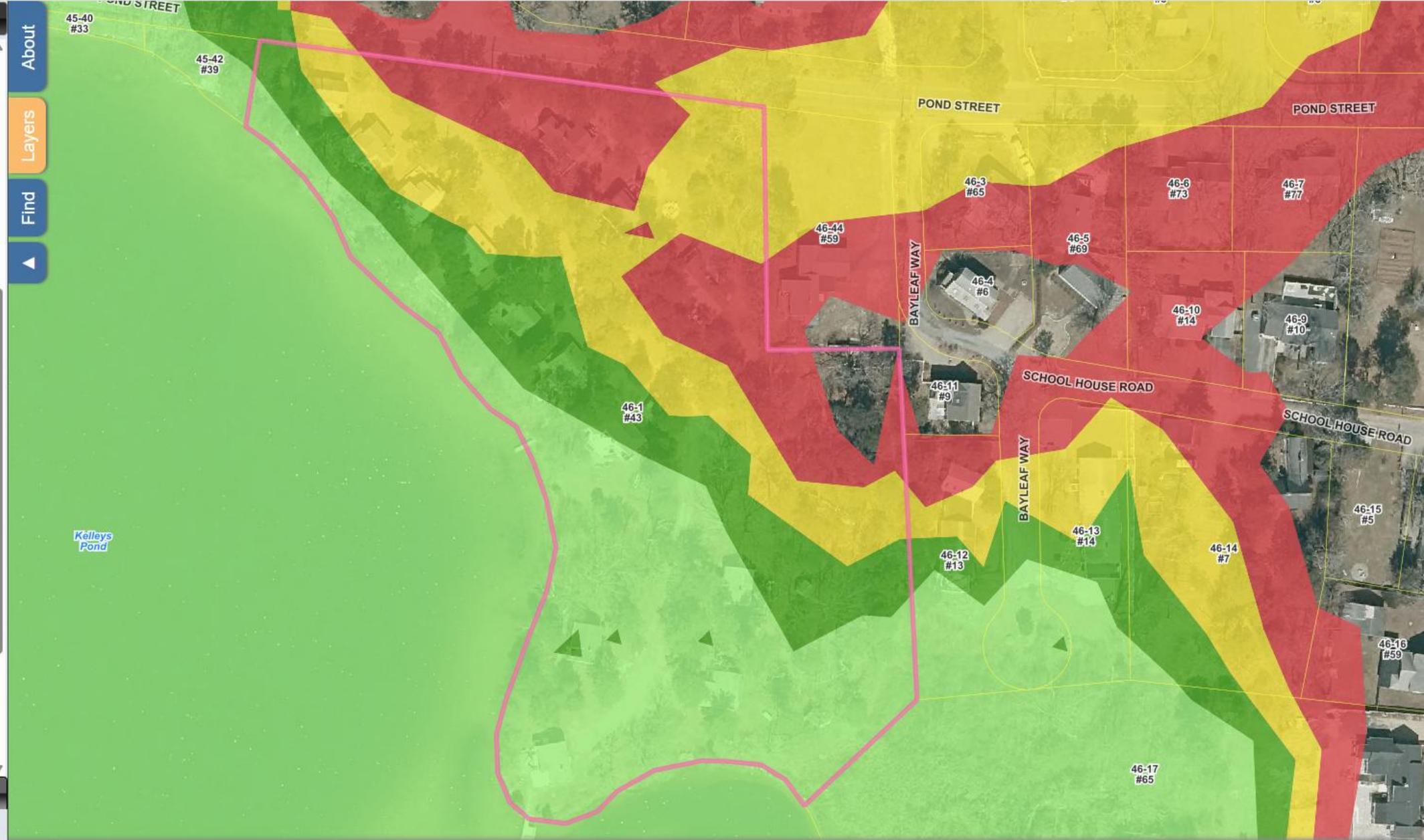
Base Maps

- 2023 MassGIS Orthos
- Town Basemap

About

Layers

Find



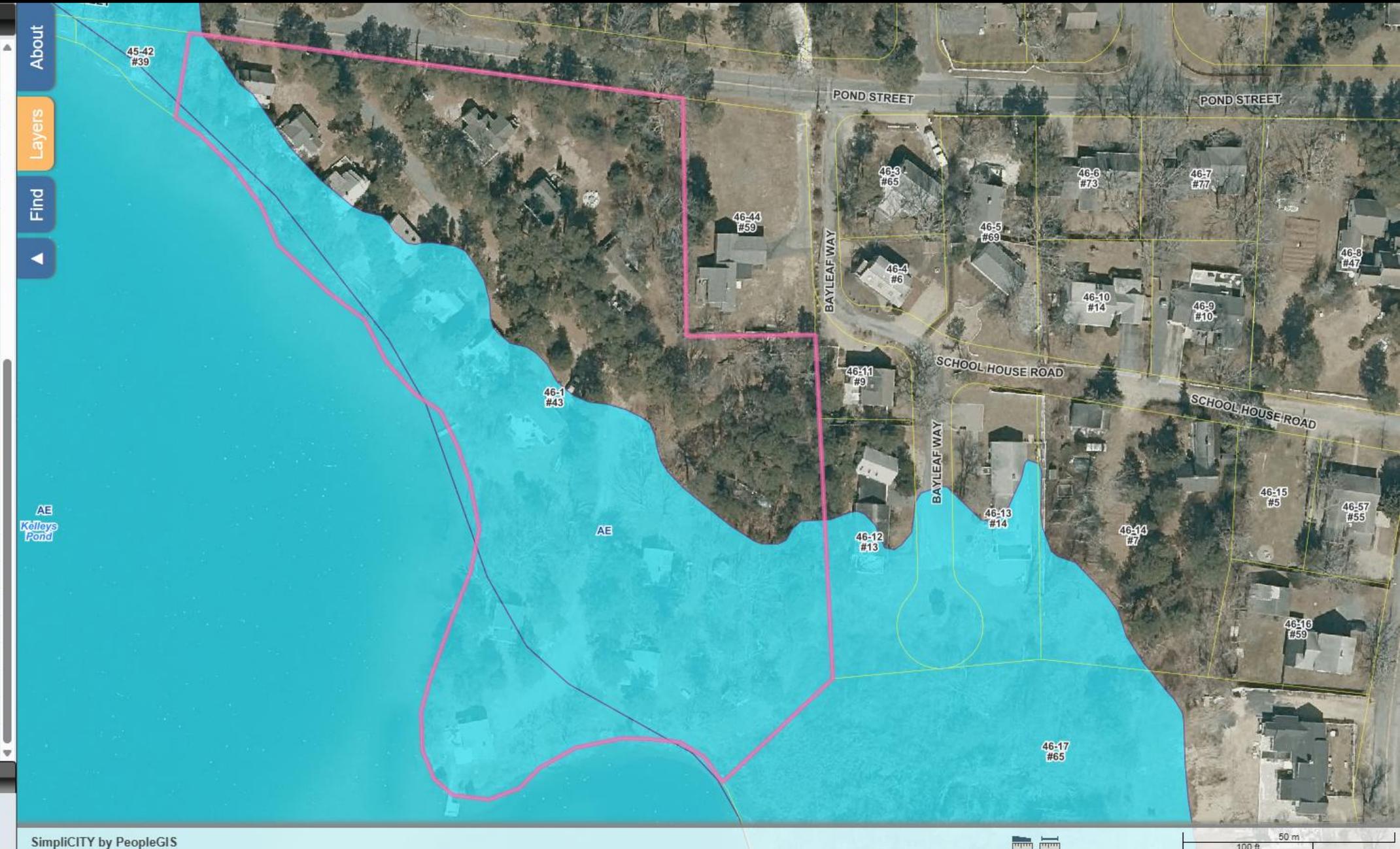
Layers

- West Dennis Residential-Commercial
- Quivet Neck-Crowes Pasture Resource Protection District
- MassGIS Census Data
- MassGIS Coastal Features
- MassGIS Conservation
- MassGIS Inland Water
- MassGIS Regulated Areas**
 - FEMA National Flood Hazard Layer**
 - 1% Annual Chance Flood Hazard (VE)
 - 1% Annual Chance Flood Hazard (AE)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area Not Included
 - MassDEP AUL Sites**
 - Activity and Use Limitations
 - MassDEP Chapter 21E Sites**
 - Tier I
 - Tier II
 - Tier 1D
 - MassDEP Wellhead Protection - Zone I**
 - Zone I
 - MassDEP Wellhead Protection - Zone II**
 - Zone II
 - MassDEP Wellhead Protection - IWPA**
 - IWPA
- Places of Interest
- Assessing Maps
- Hiking/Walking Trailways
- Condo and Cottage Colonies
- Land Use
- CCC 2020 Planimetrics
- Elevation

Basemap - 2023 MassGIS Orthos

Base Maps

- 2023 MassGIS Orthos
- Town Basemap



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46-1-12	43 POND STR	WD	MOYNIHAN LC
46-1-13	43 POND STR	WD	HINCHEY PAT

Detail Information Zoom To

Owner State	MA
Owner Zip	01970
Owner Country	
State Class #	1020
State Class Desc	CONDOMINIUM
Deed Date	11/03/23 00:00:00
Book	36071
Page	56
Certificate	
Last Sale Price	450000.0000
Total Value	\$392,100.00
Land Value	\$0.00
Building Value	\$391,200.00
Detached Building Value	\$900.00
Acres	0.00
Prev Year Total Value	\$382,600.00
Property Card	PK Field Card

Find Abutters

About

Layers

Find





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

EXISTING EXTERIOR
ELEVATIONS

AT

#43 POND STREET
UNIT 5
WEST DENNIS
MASSACHUSETTS

PREPARED FOR:

NICOLA & RYAN KAVANAGH
75 WEBB STREET
SALEM, MA 01970

REV. 1: -



349 Route 28
West Yarmouth, Massachusetts

02673 © 2025 BSC Group, Inc. 508-778-8919

Scale: NONE Date: DEC. 22, 2025

File: P:\Prj\5\0\CIVIL\ELEVATIONS

Dwg. No:	Filed:	Sheet
Job No.: 48617.06	FF-	1 of 1



FRONT ELEVATION



RIGHT ELEVATION



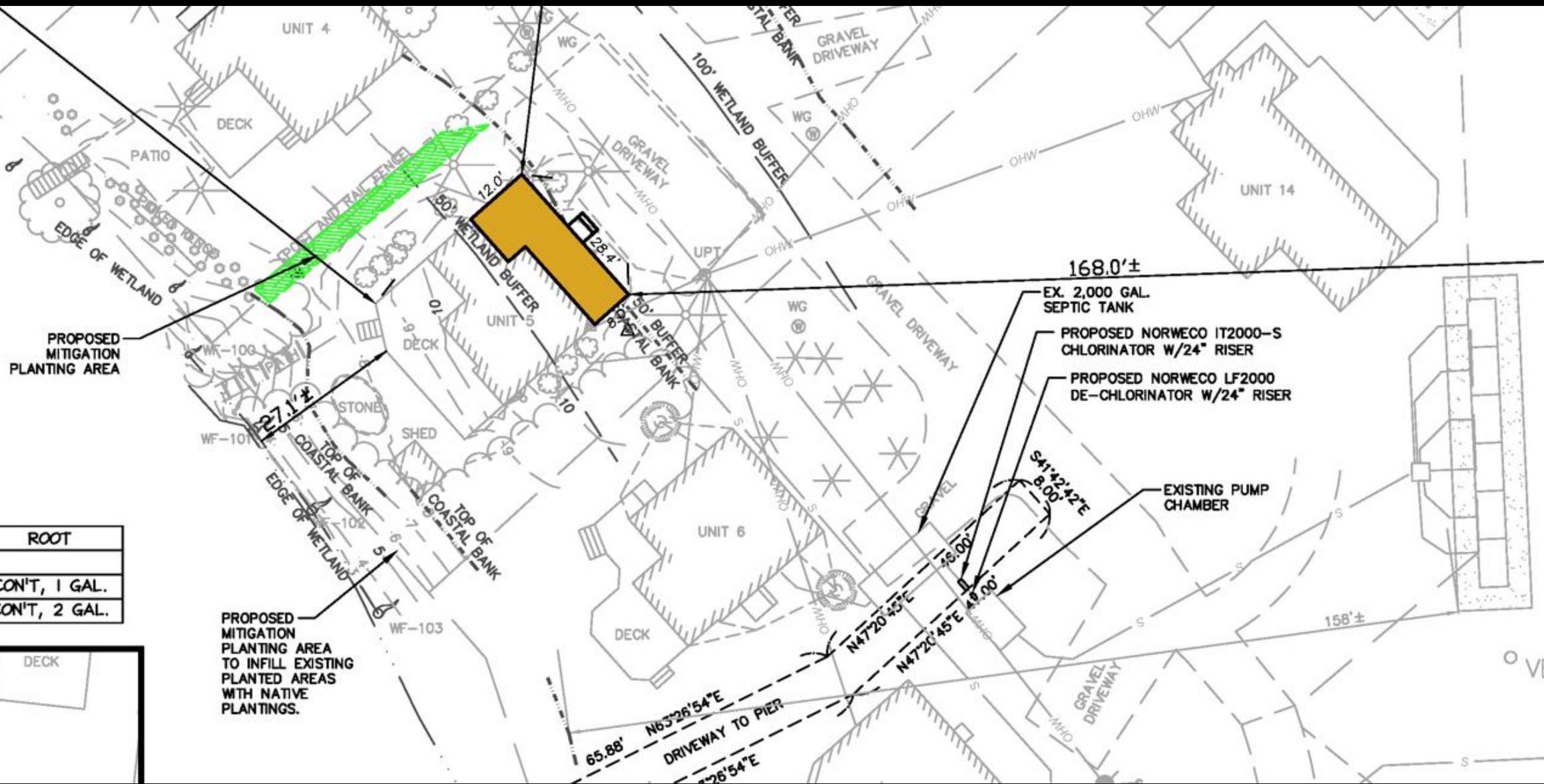
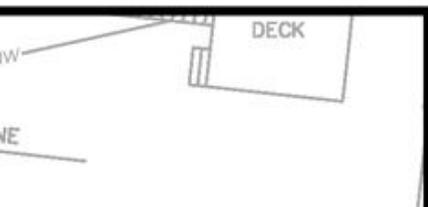
REAR ELEVATION



LEFT ELEVATION

POND

SPACING	ROOT
3' OC	CON'T, 1 GAL.
3' OC	CON'T, 2 GAL.



PROPOSED MITIGATION PLANTING AREA

PROPOSED MITIGATION PLANTING AREA TO INFILL EXISTING PLANTED AREAS WITH NATIVE PLANTINGS.

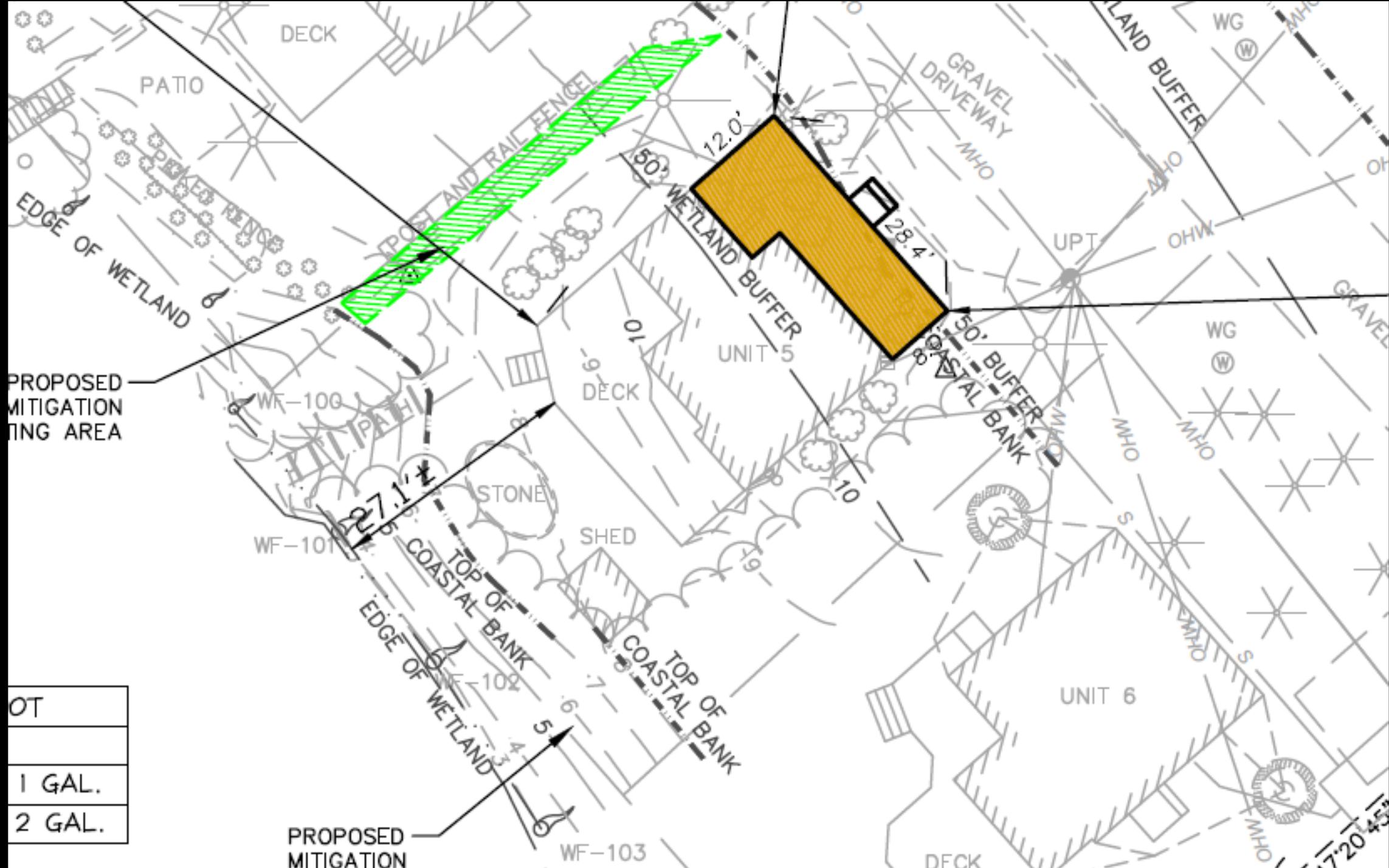
- 168.0'±
- EX. 2,000 GAL. SEPTIC TANK
- PROPOSED NORWECO IT2000-S CHLORINATOR W/24" RISER
- PROPOSED NORWECO LF2000 DE-CHLORINATOR W/24" RISER

EXISTING PUMP CHAMBER

DRIVEWAY TO PIER

158'±

VE



PROPOSED
MITIGATION
AREA

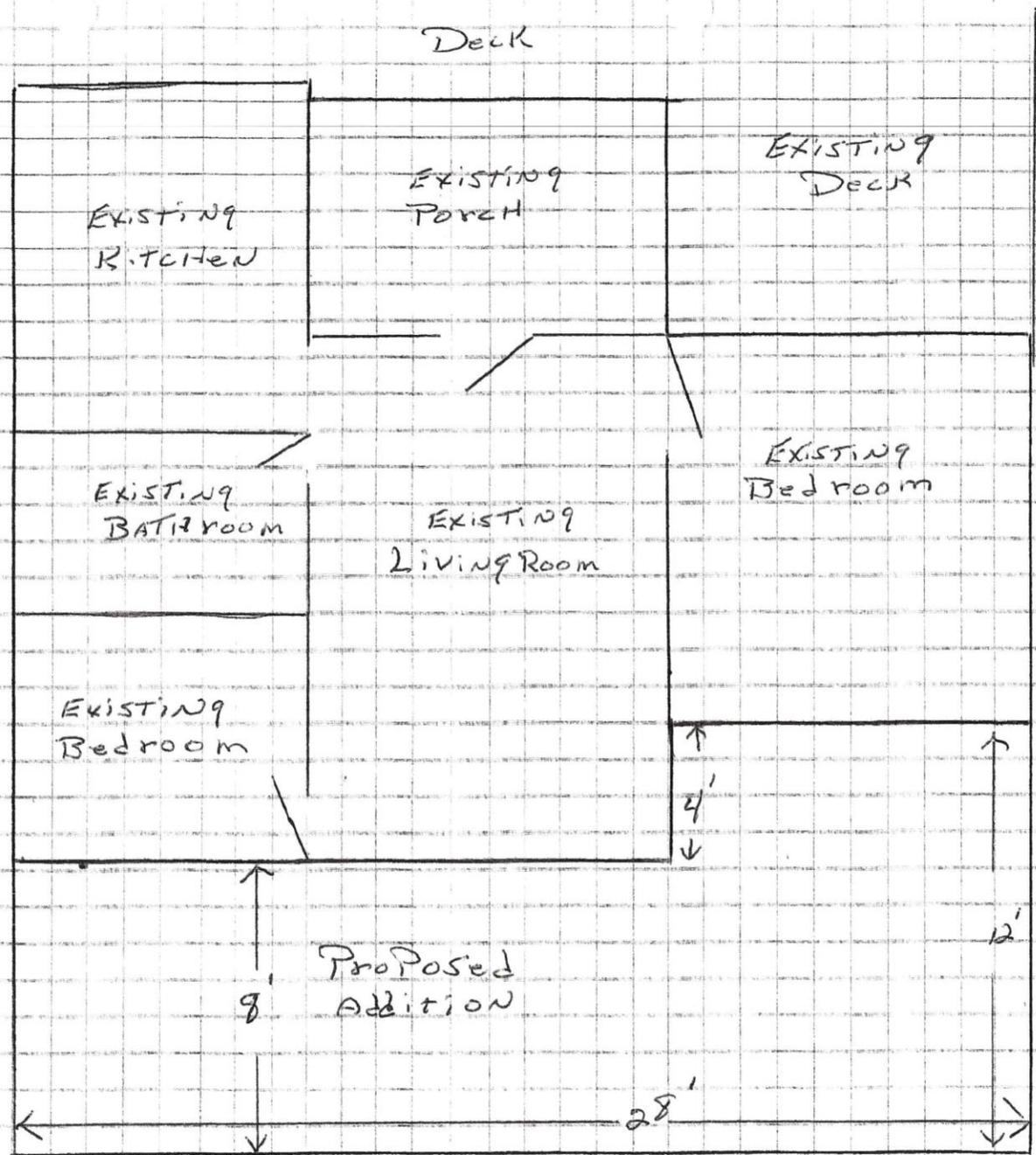
OT
1 GAL.
2 GAL.

PROPOSED
MITIGATION

4/3 Pond Street
Existing Floor Plan

Unit 5

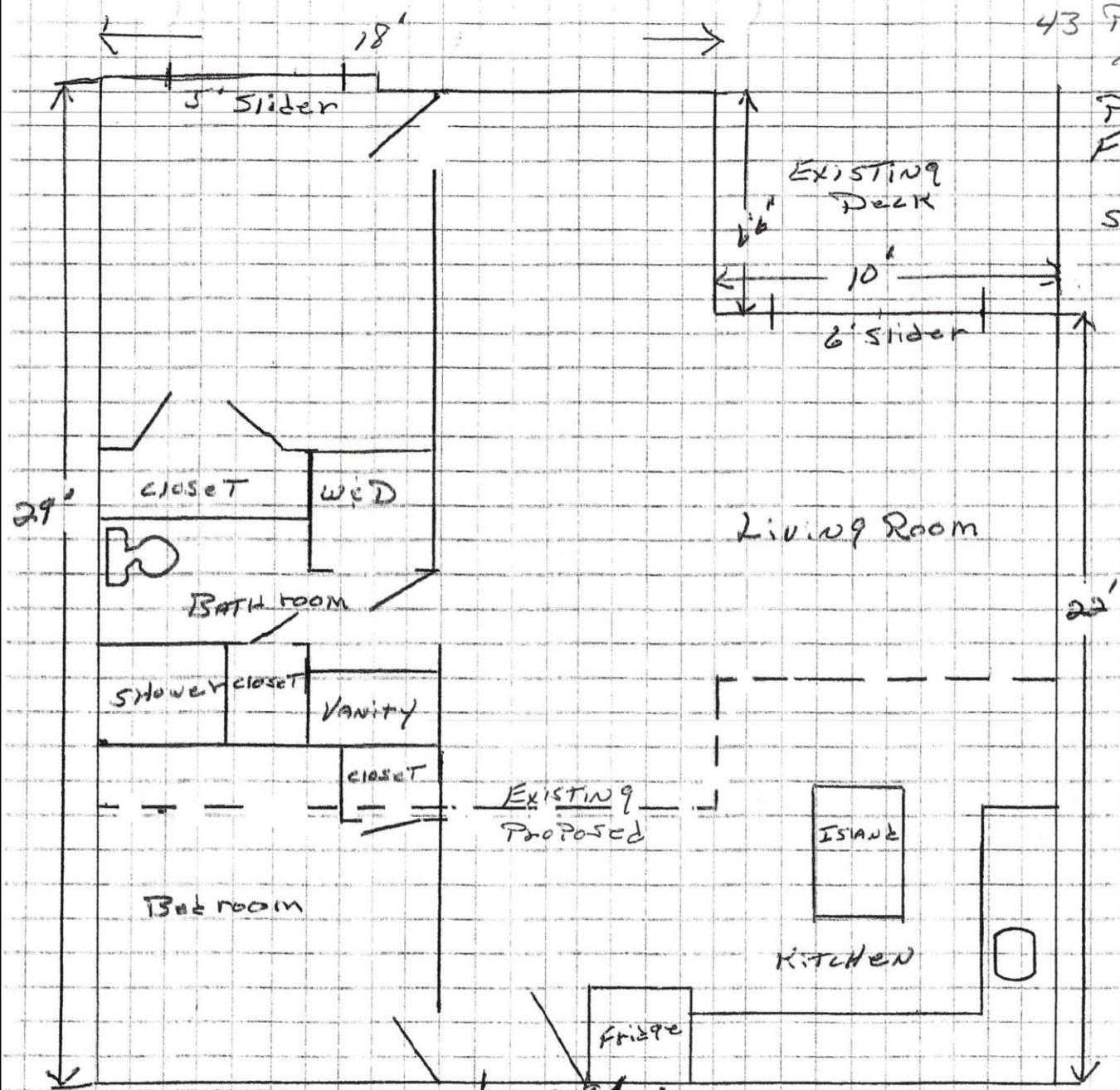
Scale 1" = 40"



43 Pond Street
#5

Proposed
Floor Plan

Scale 1" = 4'



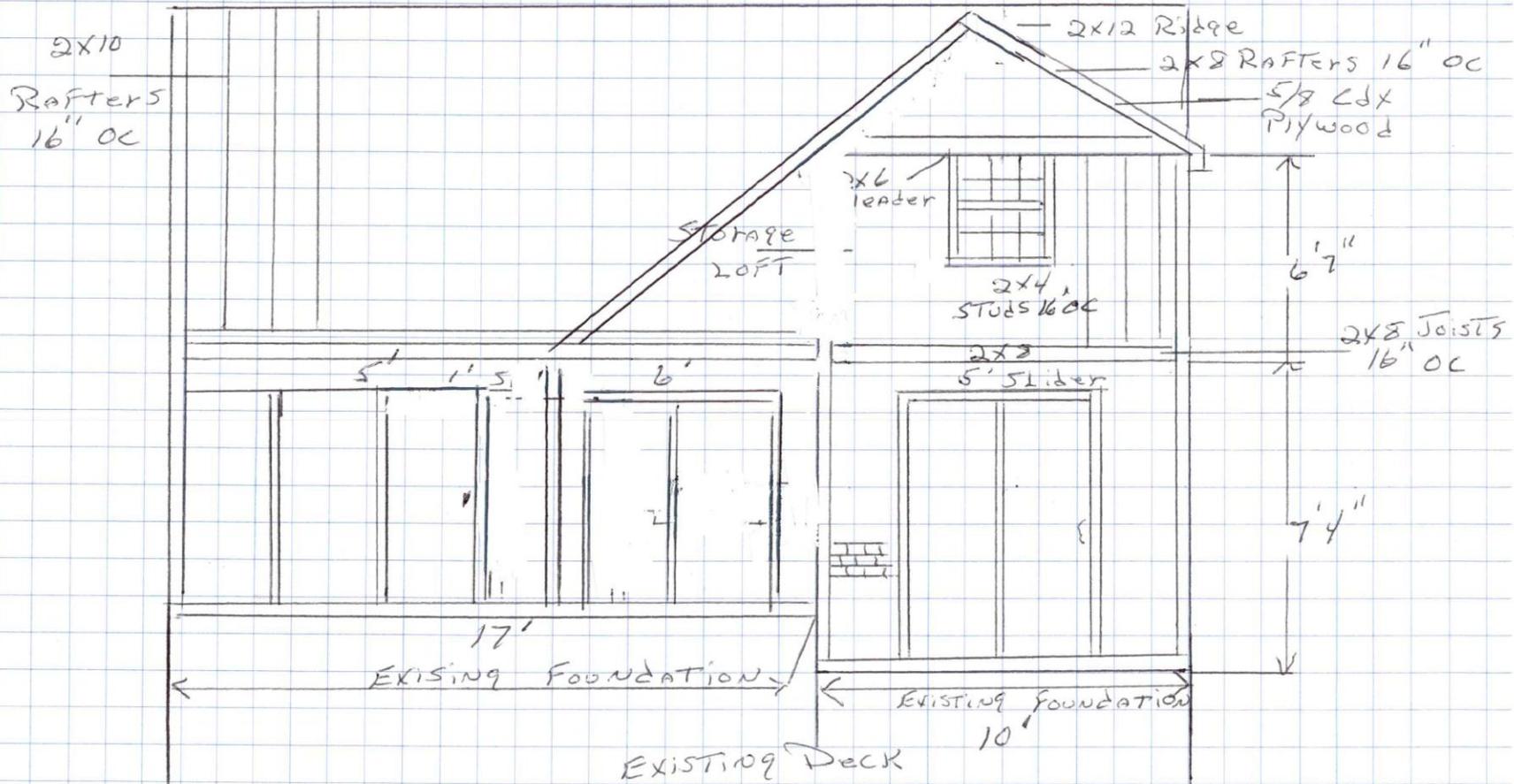
REAR VIEW

PROPOSED RENOVATION

#5

SCALE 1" = 4'

43 POND STREET

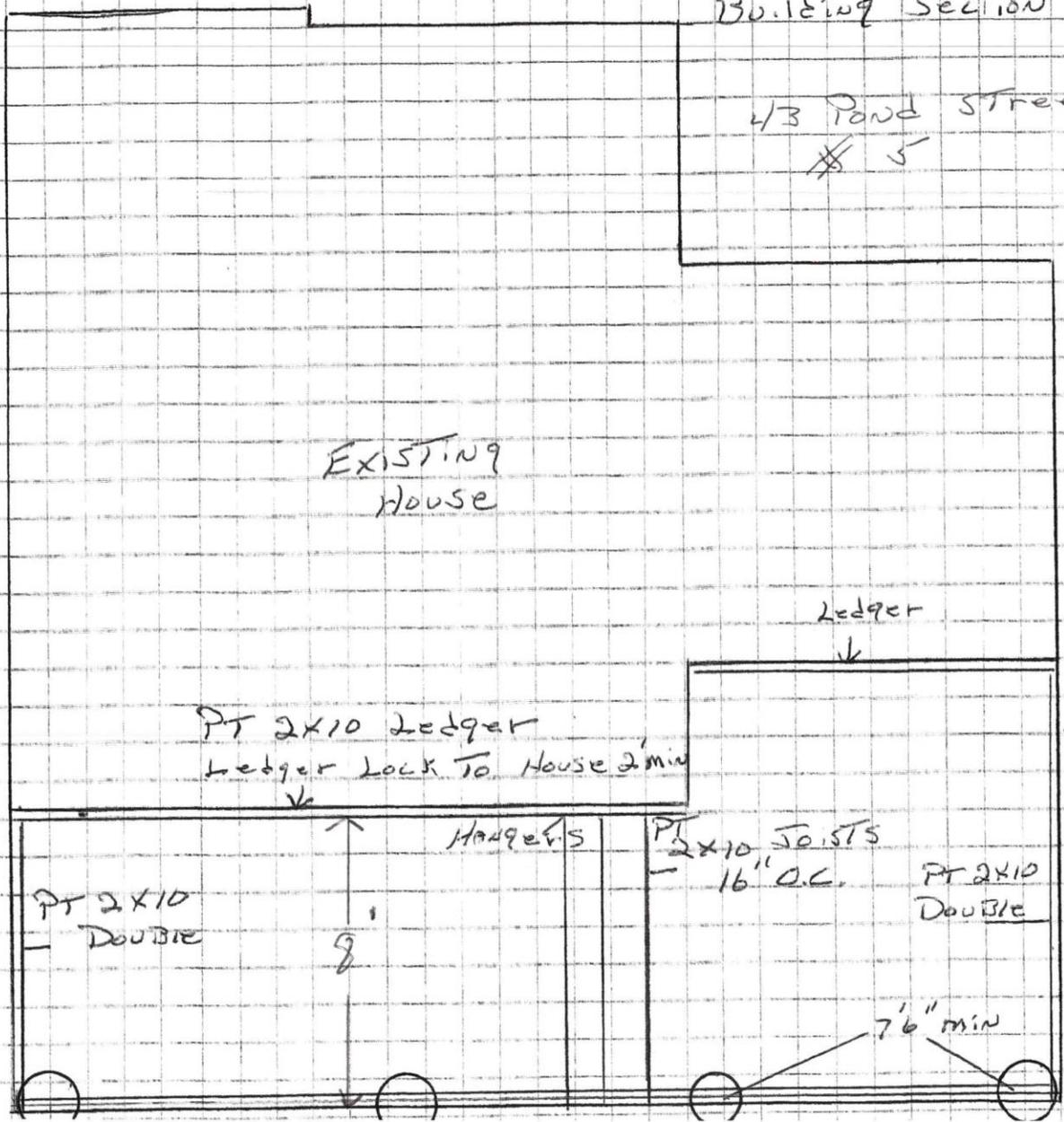


Proposed Addition
Building Section

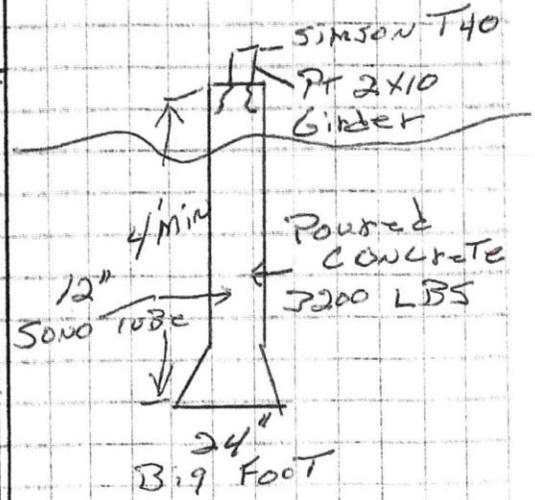
SCALE 1"=4'

43 Pond Street
5

EXISTING
House



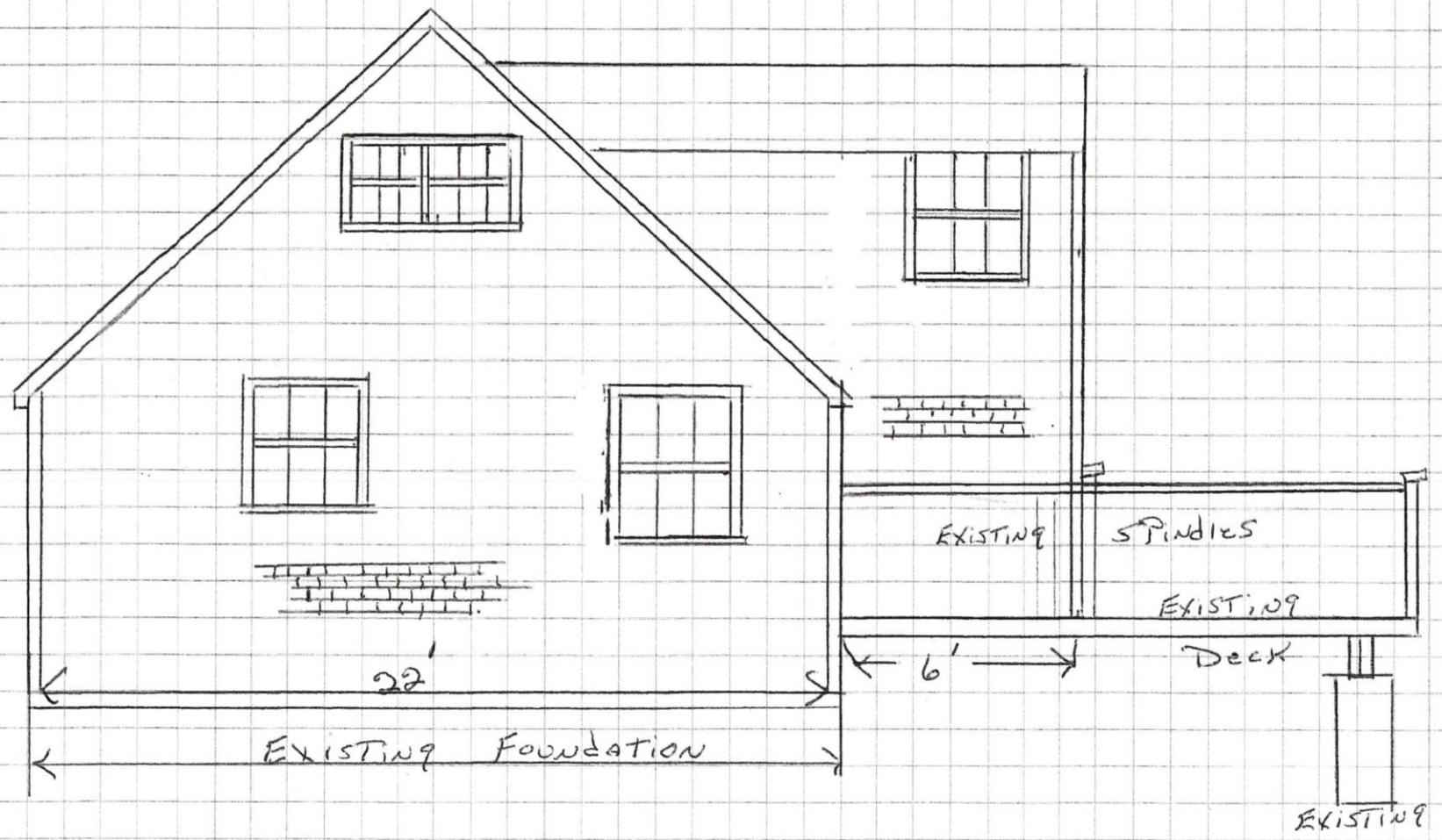
FOOTING DETAIL



RIGHT View

PROPOSED RENOVATION
5
1/3 Pond Street

SCALE 1" = 4'



Proposed Addition
 Building Section
 Walls & Roof

Scale 1" = 4'

43 Pond St
 #5

LVL Ridge

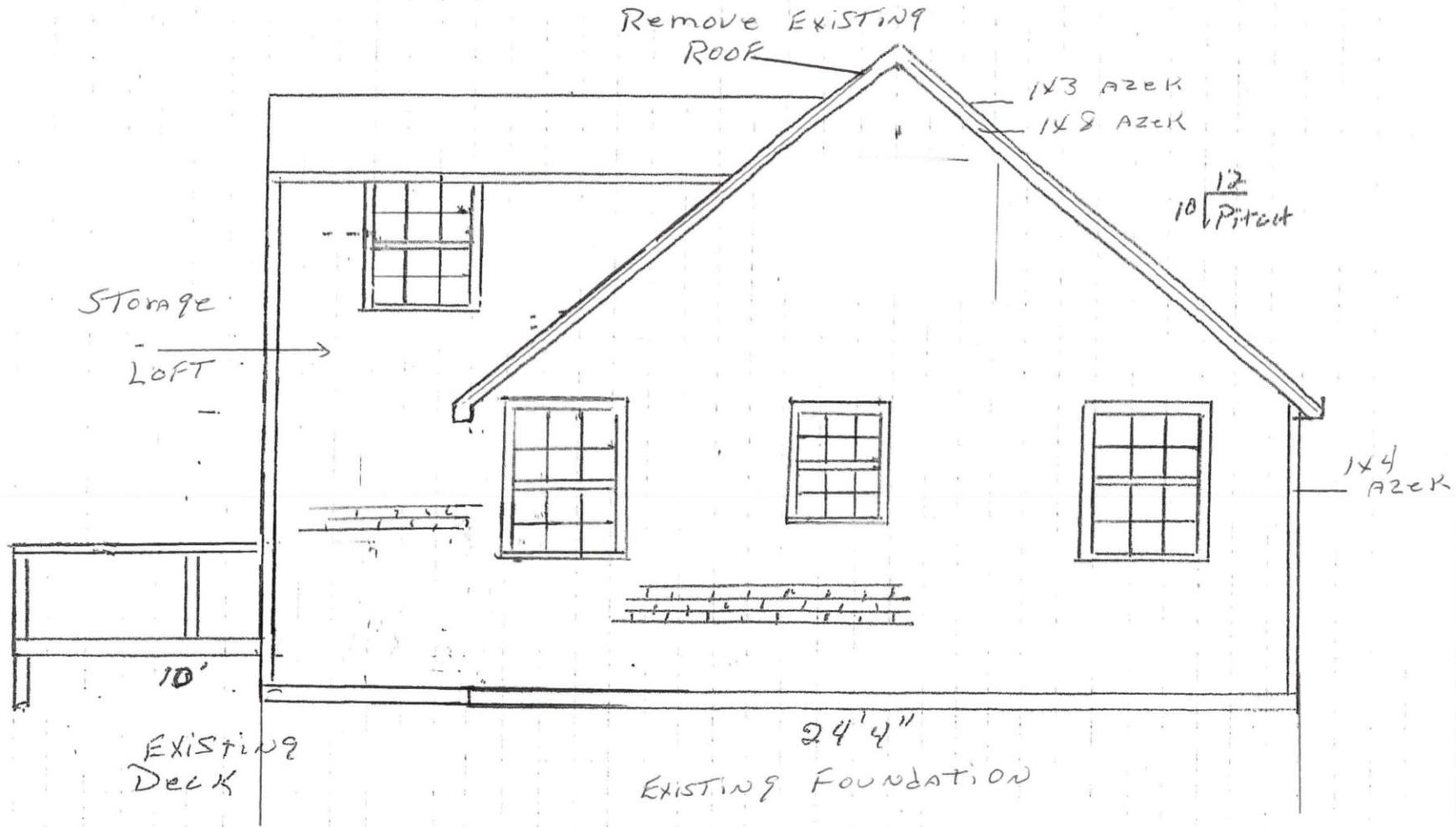


FRONT VIEW

Left View

Proposed addition
43 Pond St #5

Scale 1" = 4'0"

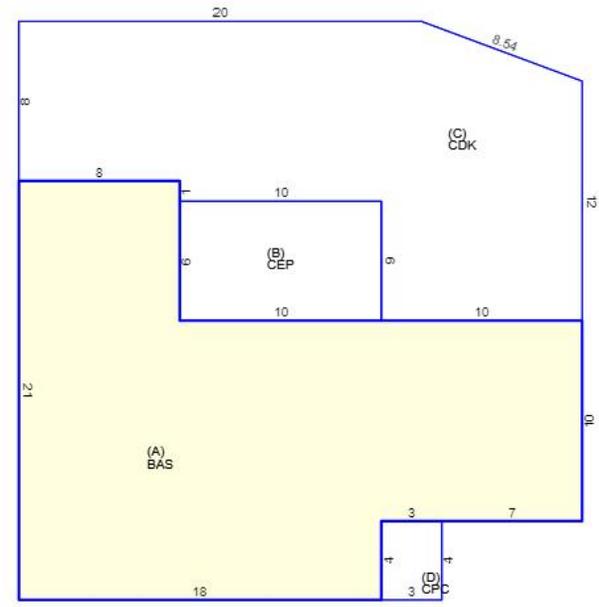


Key: 29622

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 17,693

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Elda ID	Card							
KAVANAGH NICOLA		46-1-5		43-U-5 POND STREET WD.		1020	100	CONDOMNIUM		1	#5	1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
KAVANAGH NICOLA		KAVANAGH NICOLA		11/03/2023	QS	450,000	36071-56			73	MLS REVIEW		09/17/2024	JR	0	0			
KAVANAGH RYAN D		ONEILL MAUREEN A		02/04/2005	A		19505-223	06/15/2020		25	RENTAL PERMI		06/15/2020		0	0			
75 WEBB STREET		PINES ON KELLEYS POND COO					HTTPS:-	05/04/2020		41	FOL-RECEIVED		05/04/2020	FOL	0	0			
SALEM, MA 01970								06/03/2019		25	RENTAL PERMI		06/03/2019		0	0			
								07/13/2018		25	RENTAL PERMI		07/13/2018		0	0			
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE							
102	A	0.000	04	1.00	R	1.00	1	1.00	P06	2.50									
TOTAL	SF	PLANS 56/127, 164/75, 370/17		PONDFRONT		Photo Date	12/11/2015	BLDG #	1										
Nbhd	KELLYS PND																		
FEMA	OLD PK CODE																		
Int1	AVERAGE																		
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD												
SHF	A	1.00	A	0.75	6 X 8		48	23.98	900										
UNITS						BLDG	ADJ	DESC	LAND	0	0								
						STYLE	1.50	COTTAGE SESNL [100%	BUILD.	381,700	248,400								
						QUALITY	1.00	AVERAGE [100%]	DETACH	900	800								
						FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0								
						TOTAL			TOTAL	382,600	249,200								
BLD#ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vw/valHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
#5	10	1935	1979 / 44		3.240	1,000	5/17/2016	JMG	9/17/2024	MLS	5/17/2016	JMG	8.0	1.00	\$1,169.28	477,068	80	381,700	
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	477,068		
ROOMS	4	1.00	COMPLEX	187	PINES-KELLEYS	1.60	A	BAS	L		BASE AREA	408	1935	1,109.01	452,478	CONDITION ELEM		CD	
BEDROOMS	2	1.00	OCCUPANCY	2	SEASONAL	1.00	B	CEP	N		CONDO ENCL PORC	60		107.40	6,444	EXTERIOR	A		
BATHS	1	1.00	PLAN	1	A	1.00	C	CDK	N		CONDO DECK	292		35.70	10,424	INTERIOR	A		
HALF-BATHS	0	1.00	FLOOR	2	FIRST	1.00	D	CPC	N		CONDO OPEN PORC	12		53.92	647	KITCHEN	A		
EXTRA FIXTURES	0	1.00	STAIRS	99	NO	1.00	DSF	O			DEEDED SF	436		0.00		BATHS	A		
FIREPLACES	0	1.00	VIEW	50	OTHER WATER VW	1.35	FPL	O			FIREPLACE	1		4,735.00	4,735	HVAC/ELEC	A		
WD-GAS STOVES	0	1.00	PARKING	1	OUTDOOR 1-SPACE	1.00	ODS	O			OUT DOOR SHOWER	1		2,340.00	2,340				
RES UNIT CNT	1	1.00	DCK/PAT/BAL/POR	1	YES	1.00													
			KITCHEN	1	YES	1.00													
			NET ADJ CODE			1.00													
			X			1.00													
			PRIVATE ROAD	1	NO	1.00													
			HISTORIC DST	1	NO	1.00													
			GENERATOR	2	NO	1.00													
EFF.YR/AGE		1979 / 44																	
COND	20	20	%																
FUNC	0																		
ECON	0																		
DEPR	20	% GD	80																
RCNLD	\$381,700																		



Commonwealth of Massachusetts



TOWN OF DENNIS
BUILDING DEPARTMENT

ZONING REFERRAL LETTER
685 Route 134, South Dennis, MA 02660
(508) 760-6157

PERMIT NUMBER:
ZDET-25-70

DATE OF REFERRAL:
November 14, 2025

FEES PAID:
\$50.00

OWNERS NAME: KAVANAGH NICOLA

PROPERTY ADDRESS OF WORK: 43 POND STREET, Unit U-5, WEST DENNIS, MA, 02670

MAP & PARCEL: 46-1-5

DETERMINATION OF REFERRAL: Zoning Board of Appeals (ZBA) Special permit required per 2.4.1.2 (E.5) for the increase in the footprint of a non-conforming structure that does not meet current setback requirements on a non conforming lot.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
To add an addition on the front side of the existing cottage.

A handwritten signature in black ink, appearing to be "Paul [unclear]", is written over the "ISSUED BY:" label.