



Received
Dennis Town Clerk
Date: January 29, 2026
Time: 2:08 PM

Town of Dennis
Public Meeting Notice
Planning Board Agenda – February 2, 2026

This is to formally advise that, as required by G.L. Chapter 30A §§18-25, and pursuant to Chapter 2 of the Acts of 2023, amended on March 28, 2025, the **Planning Board** will hold a Public Hearing on **February 2, 2026 at 6:30** in the **Dennis Town Hall, STONE HEARING ROOM, 685 Route 134 Dennis MA**. The public is welcome to attend.

ZOOM Meeting information
Zoom Link: <https://www.zoom.us/join>
Meeting ID: 878 003 6813
OR
By Phone Dial: 646-558-8656
When prompted enter Meeting ID: 878 003 6813

AGENDA - REVISED

1. ADMINISTRATIVE BUSINESS:

- a. **Correspondence:** Love Farms, LB Zoning
- b. **Chapter 91 Review: 60 Horsefoot Road;** Construct and maintain two floats and maintain an existing pier, ramp and float. **Continued from 1-12-2026**
- c. **ANR- 16 Webfoot Path ANR:** The purpose of this ANR is to re-divide the vacant land into two building lots. Currently assessed as 9 separate parcels on Webfoot Path and Hiram Lane. The lots in question being 1, 2, 10, 12, and 16 Webfoot Path, & 1,3,7, and 11 Hiram Lane. **Continued from 1-12-2026**
- d. **ANR- 303 Main Street DP ANR:** The purpose of this ANR is to divide Lot 1 into Parcel A and Lot 3, then combine Parcel A with 301 Main Street to create Lot 2. The lots in question being 301 Main Street and 303 Main Street.
- e. **ANR- 852 Main Street WD ANR:** Purpose of this ANR is to combine two lots (852 & 862 Main St) with common ownership. Located at 852 Main Street (Map 84 Parcel 37) and 862 Main Street (Map 84 Parcel 38). *To be reviewed before Special Permit review of same property.*
- f. **As-Built: Jack Delaney Lane: Review and approval of as-built plan for new road.**

***ADDED**

2. PUBLIC HEARINGS:

- a. **5 NEW VENTURE DRIVE, SD (SPR-25-3):** Carol Realty Trust, 410 Monomoscoy Road, Mashpee, MA (02649) C/O Mackenzie Morrison of BSC Group is seeking a Special Permit to construct a 6,000-sf pre-engineered metal building with 5 multi-unit bays in the Industrial District. Located on a property in the Industrial Zoning District and in Medium & Large Wind Facility Overlay District, at 5 New Venture Drive, South Dennis, MA (Assessor's Map 143, Parcel 18).

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



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- b. **645 MAIN STREET, DP(PBSP-26-1)**: John P. Kakridas Trustee, 70 Riverpath Drive #18, Framingham, MA (01701) C/O Michael Foley of Realty, INC. and Andrew Singer of Law Office of Singer & Singer, LLC, are seeking a Special Permit to use exterior portions of the property as a seasonal outdoor recreational beer garden with food trucks, acoustic live stage music, games, alcohol service, seating, with associated parking and no change (at this time) to the existing building. Located in the Dennis Port Village Zoning District Area B, 645 Main Street, Dennis Port MA (Assessor's Map 90, Parcel 69).
 - c. **209 MAIN STREET, WD (PBSP-25-11)**: Sand Dollar at 209 Main St. LLC, 182 Old Town House Road, Suite I, West Yarmouth, MA (02673) C/O Rob Warren of Sand Dollar Customs is seeking a Special Permit for a modification of a previously issued Special Permit and are seeking to rent all eight (8) units instead of selling. Located on a property in the West Dennis Mixed Use Marine Zoning District at 209 Main Street, West Dennis (Assessor's Map 63, Parcel 36).
 - d. **255 LOWER COUNTY ROAD, DP (PBSP-25-13)**: Epsilon Portunus LLC, 25 Drake Street, Yarmouth Port, MA (02675) C/O Kieran Healy of BSC Group are seeking a Special Permit to change the use from commercial to four (4) residential units under Section 4.9, and to lift the current buildings and make them flood zone compliant. Located on a property in the Resort Areas Zoning District, in the AE Flood zone at 255 Lower County Road, Dennis Port MA (Map 37, Parcel 36).
 - e. **852 MAIN ST WD PBSP-25-12**: Three Dogs HGL LLC of, 852 Main Street, West Dennis, MA (02670) C/O Myer and Sons, is seeking a Special Permit for the expansion of a Mixed-Use Building (encompassing an abutting lot and demolition of an existing building) to contain eight (8) new apartments and an additional commercial space through Zoning Bylaw Section 4.9. Located on a property in the General Commercial 2 Zoning District at 852 Main Street, West Dennis, MA (Assessor's Map 84, Parcel 37).
3. **CURRENT & LONG-RANGE PLANNING**: Town Planner update. Continued discussion of possible Zoning Bylaws for Annual Town Meeting in May 2026.
 4. **OTHER BUSINESS**: Any other business that may properly come before the Board, not reasonably anticipated when posting 48 hours prior to this meeting.
 5. **NEXT MEETING**: Scheduled for Monday March 2, 2026

REVISED
Originally Posted:
January 29, 2026
11:02 AM

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