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Dennis Planning Board

645 Main Street, Dennisport

## SUMMARY OF REASONING

YELOF Realty, Inc. [“Applicant”], is seeking permission to redevelop the property at 645 Main Street (Route 28) in Dennisport [“Property”] for seasonal use. The Property, which is shown as Parcel 69 on Dennis Map 90 in the DPVC – Area B Zone, is a currently unused, improved property owned by John P. Kakridas, Trustee of the Grand Cove Realty Trust, who supports the redevelopment.

Proposed Redevelopment. The Applicant proposes to create a seasonal, family-friendly, outdoor entertainment and beer garden at the Property as shown on the submitted plans. The project is intended to complement the character of Dennisport by creating a casual, welcoming gathering space in season that emphasizes low-impact entertainment, locally focused food options, and responsible alcohol service. The existing building on the Property will be used only for storage at this time. The Applicant has met with neighbors and community groups to discuss the proposal and answer questions.

Special Permit Relief. In order to complete the redevelopment, the Applicant is seeking special permit relief in accordance with the following sections of the Dennis Zoning By-Law [“Zoning By-Law”]: 1) Section 4.1 Site Plan Review (SPR) Special Permit, and 2) Section 2.2(4)(c) Use Regulations. In reviewing a request for these special permits, the Planning Board looks to the standards set forth in Sections 1.4.2.1 and 4.1.2 of the Zoning By-Law.

The Applicant respectfully submits that the proposed redevelopment is in harmony and consistent with the goals and standards of each of the above Sections of the Zoning By-Law and that the site is

suitable in the DPVC – Area B for the proposed seasonal use. The proposal will not create nuisance, hazard or congestion or other significant harm to the neighborhood, nor cause derogation from the general purpose and intent of the Zoning By-Law, the Zoning District or the use criteria. More specifically, the Applicant submits that:

1. The use is allowed by special permit in the DPVC – Area B Zone and the seasonal entertainment will be limited to acoustic live music hosted on a designated stage area. All entertainment will comply with applicable Town noise regulations and will be managed to remain appropriate for a family-friendly environment. A decibel meter will be installed as shown in the parking field equidistant (140-145 ft.) from the neighboring properties and the stage to continuously monitor sound levels;
2. The Applicant is proposing to install new landscape screening along the eastern and western sides of the Property to buffer adjacent residential uses;
3. Outdoor lighting will be designed to be low-level and appropriate for a seasonal outdoor venue. The Applicant’s intent is to utilize string-style lighting to provide ambient illumination throughout patron areas. Final lighting placement, intensity, and operating hours will be reviewed and coordinated with the Town of Dennis and the project’s design firm to ensure compliance with applicable regulations, minimize light spillover, and respect neighboring properties;
4. The primary point of entry for patrons will be from South Street. Gated, emergency access for public safety vehicles will be provided at the Main Street curb cut. Entry gates will be designed to accommodate first responder vehicle access. The site layout allows emergency vehicles to enter from Main Street or South Street and exit through the alternate access point, ensuring clear and efficient emergency circulation.
5. The site provides adequate on-site parking to fully support the proposed use, consisting of 89 parking spaces, including four (4) ADA-compliant van-accessible spaces, plus a valet area for an additional 40 vehicles and ten (10) designated staff parking spaces. There will

also be a dedicated van and ride-share pull-off space on site. All traffic will be accommodated on site with no back-ups on South Street. In addition, four bicycle racks are proposed;

6. Security services will be provided by an outsourced private security company. During peak periods, and if deemed necessary by management or the Town, the Applicant is open to employing a Detail Police Officer to assist with crowd control, traffic management, and public safety;
7. Hours of operation for the seasonal use will be timed to as follows: In Season (June, July, August) – seven days per week, 10:00 a.m. to 12:00 p.m. (weather permitting);
8. Patron areas will be clearly defined and separated from parking areas through the use of perimeter fencing, which will assist with both crowd management and safety. Maximum occupancy is proposed at 384 people. Seating will consist primarily of classic picnic tables plus high/low tables and three couch sitting areas. Shade will be provided using small sail-style shade structures, placed to improve guest comfort while maintaining an open, outdoor aesthetic;
9. The venue will include classic backyard lawn games suitable for all ages. A projector screen is proposed for sporting events and family-oriented programming such as children’s movie nights;
10. Food service will be provided by two (2) outsourced food trucks, operated independently by third-party vendors. No permanent kitchen facilities are proposed on site;
11. Alcohol service will be provided through a centrally located main bar, along with two to three (2–3) smaller portable pop-up bars distributed throughout the venue to promote efficient service and reduce lines and crowding. A larger main bar is proposed beneath a 55’ x 55’ covered area. Final design, materials, and construction details will be coordinated with the project’s design firm and reviewed with the Town;

12. The project will utilize temporary portable restroom facilities, with quantities determined based on approved capacity and applicable requirements. The Applicant will coordinate with the Dennis Health Department. Restrooms will be cleaned daily on weekends and every other day during the week, with flexibility to increase servicing frequency if usage levels or Town direction warrant. The existing septic system will not be utilized as part of the redevelopment;
13. Trash will be managed through on-site dumpsters in a fenced trash enclosure. There will be every-other-day pickup anticipated. If daily service is deemed necessary by management or the Town, pickup frequency will be increased accordingly to maintain site cleanliness;
14. There will be no negative impact on the Town's water supply or site drainage nor harm to groundwater. The redevelopment provides for the protection from degradation and alteration of the natural environment, including slopes and other topographical features, vegetation, wetlands, groundwater, and water bodies and wildlife habitat;
15. The site will continue to be served by all required utilities and necessary public services;
16. The proposal will not have a material, detrimental effect on the character of the neighborhood or the Town; to the contrary, the proposed redevelopment will have a significant beneficial effect; and
17. No undue noise, litter, odor or other sources of potential nuisance or inconvenience to adjoining properties, public ways or neighbors are anticipated, and the proposal will not adversely affect the public good.

For all of the above reasons, the Applicant respectfully requests that the Board make the required findings and grant special permit relief allowing the redevelopment to be completed as shown on the submitted plans.