

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).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

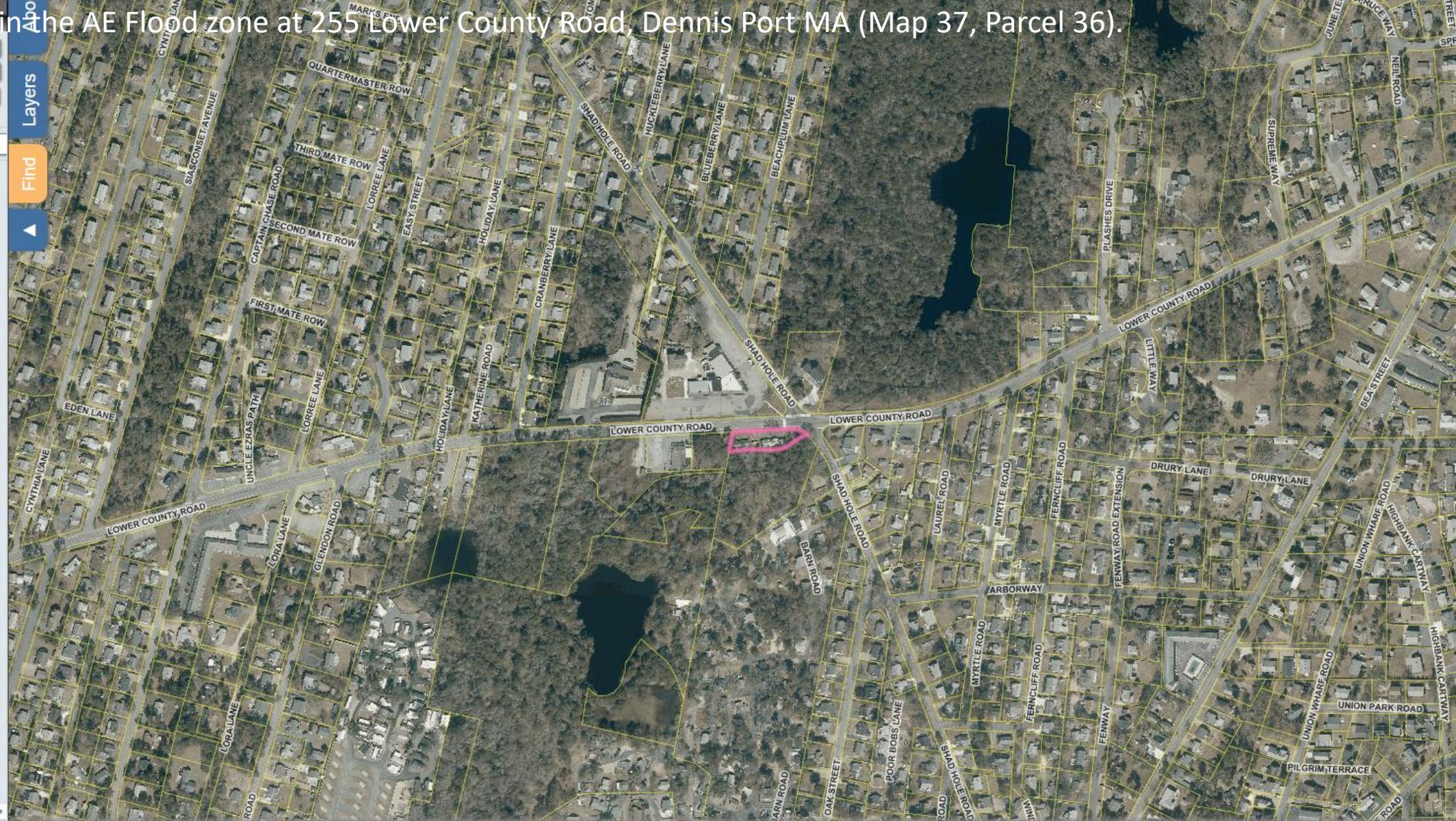
Results Summary

Parcels

Parcel ID	Address	Village	Owner
37-36-0	255 LOWER C	DP	EPSILON PORT

Detail Information Zoom To

CAMA ID	37-36-0
MapPar	37-36
Key	2435
Fiscal Year	2027
Extension	0
Address	255 LOWER COUNTY ROAD
Village	DP
Property Type	R
Owner	EPSILON PORTUNUS LLC
Co-Owner	
Owner Address	25 DRAKE STREET
Owner City	YARMOUTH PORT
Owner State	MA
Owner Zip	02675
Owner Country	
State Class #	3250
State Class Desc	SMALL RETAIL
Deed Date	03/19/24 00:00:00
Book	N/A
Page	N/A
Certificate	235440
Last Sale Price	0.0000
Total Value	\$413,800.00
Land Value	\$195,700.00
Building Value	\$217,000.00
Detached Building Value	\$1,100.00
Acres	0.25
Prev Year Total Value	\$408,000.00



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).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
37-36-0	255 LOWER C	DP	EPSILON PORT

Detail Information Zoom To

Key	2435
Fiscal Year	2027
Extension	0
Address	255 LOWER COUNTY ROAD
Village	DP
Property Type	R
Owner	EPSILON PORTUNUS LLC
Co-Owner	
Owner Address	25 DRAKE STREET
Owner City	YARMOUTH PORT
Owner State	MA
Owner Zip	02675
Owner Country	
State Class #	3250
State Class Desc	SMALL RETAIL
Deed Date	03/19/24 00:00:00
Book	N/A
Page	N/A
Certificate	235440
Last Sale Price	0.0000
Total Value	\$413,800.00
Land Value	\$195,700.00
Building Value	\$217,000.00
Detached Building Value	\$1,100.00
Acres	0.25
Prev Year Total Value	\$408,000.00
Property Card	PK Field Card

Find Abutters



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).

Labels

Parcels

Dennis Administrative Boundaries

- Town Boundary
- Village Boundary
- Old King's Highway Historic District
- South Dennis Historic District
- Voting Precincts 2020
- Zoning Overlay Districts
- Zoning

Zoning Overlay Districts

- Medium Wind Facility Overlay District
- Large Wind Facility Overlay District
- Med. & Large Wind Facility Overlay Distr
- Scenic Corridor

Zoning

- Residential 40
- Residential 60
- General Commercial I, II, or III
- Limited or Extensive Business
- Industrial
- Resort Areas
- Dennis Port Village Center Areas
- West Dennis Village Center District
- West Dennis Village Center Support Dist
- West Dennis Marine Open Space District
- West Dennis Mixed Use Marine District
- West Dennis Residential-Commercial
- Quivet Neck-Crowes Pasture Resource Protection District

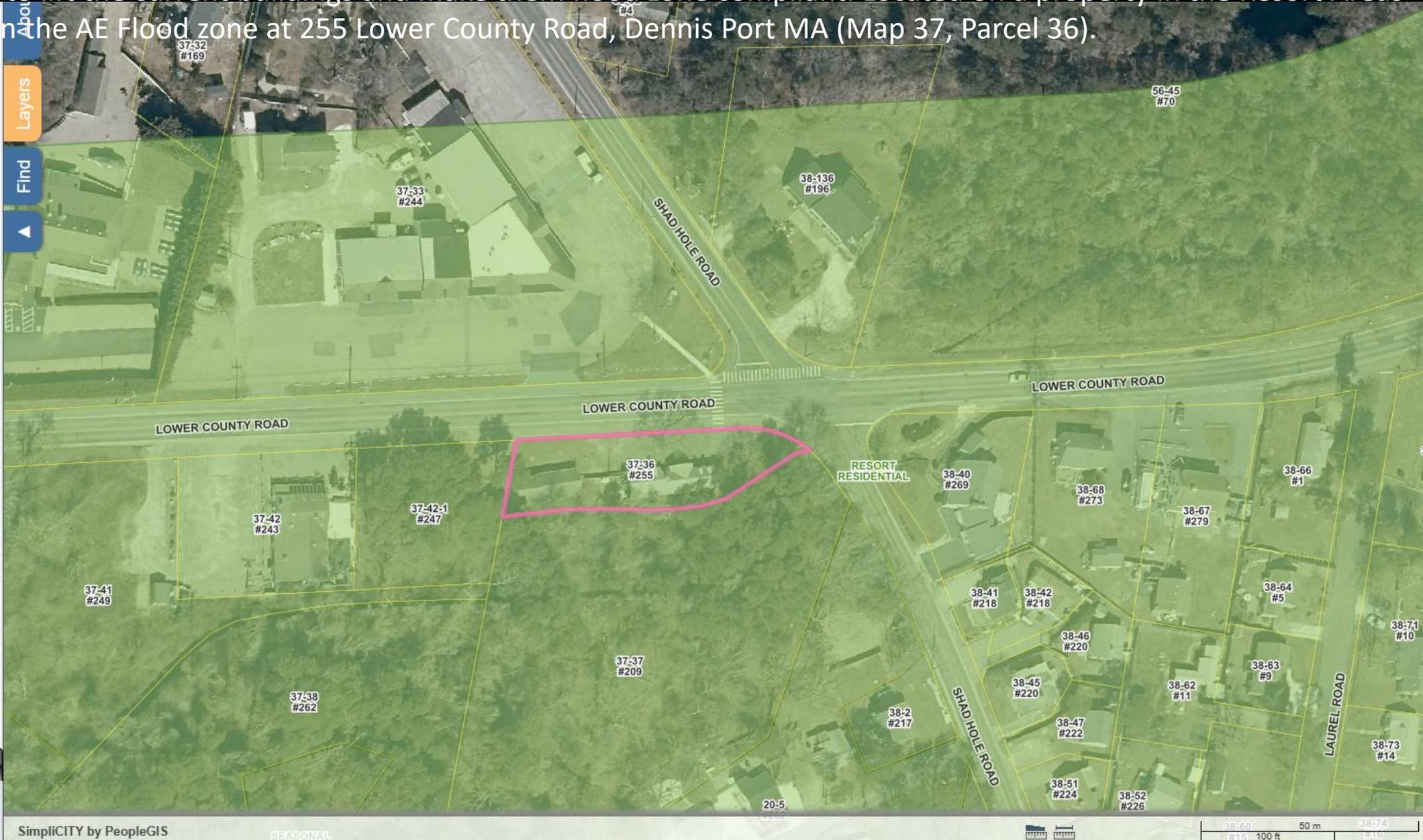
MassGIS Census Data

MassGIS Coastal Features

MassGIS Conservation

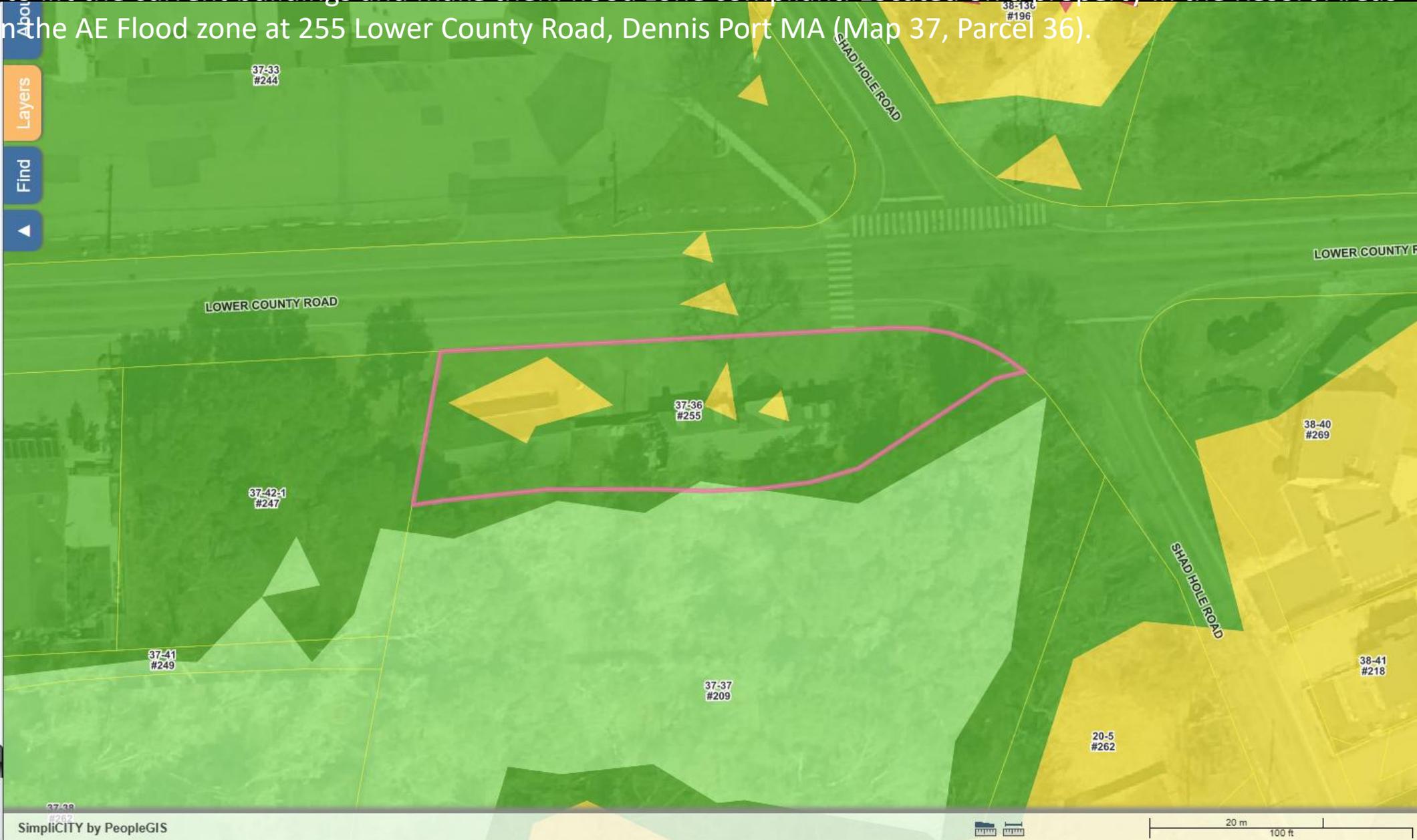
Base Maps

- 2023 MassGIS Orthos
- Town Basemap



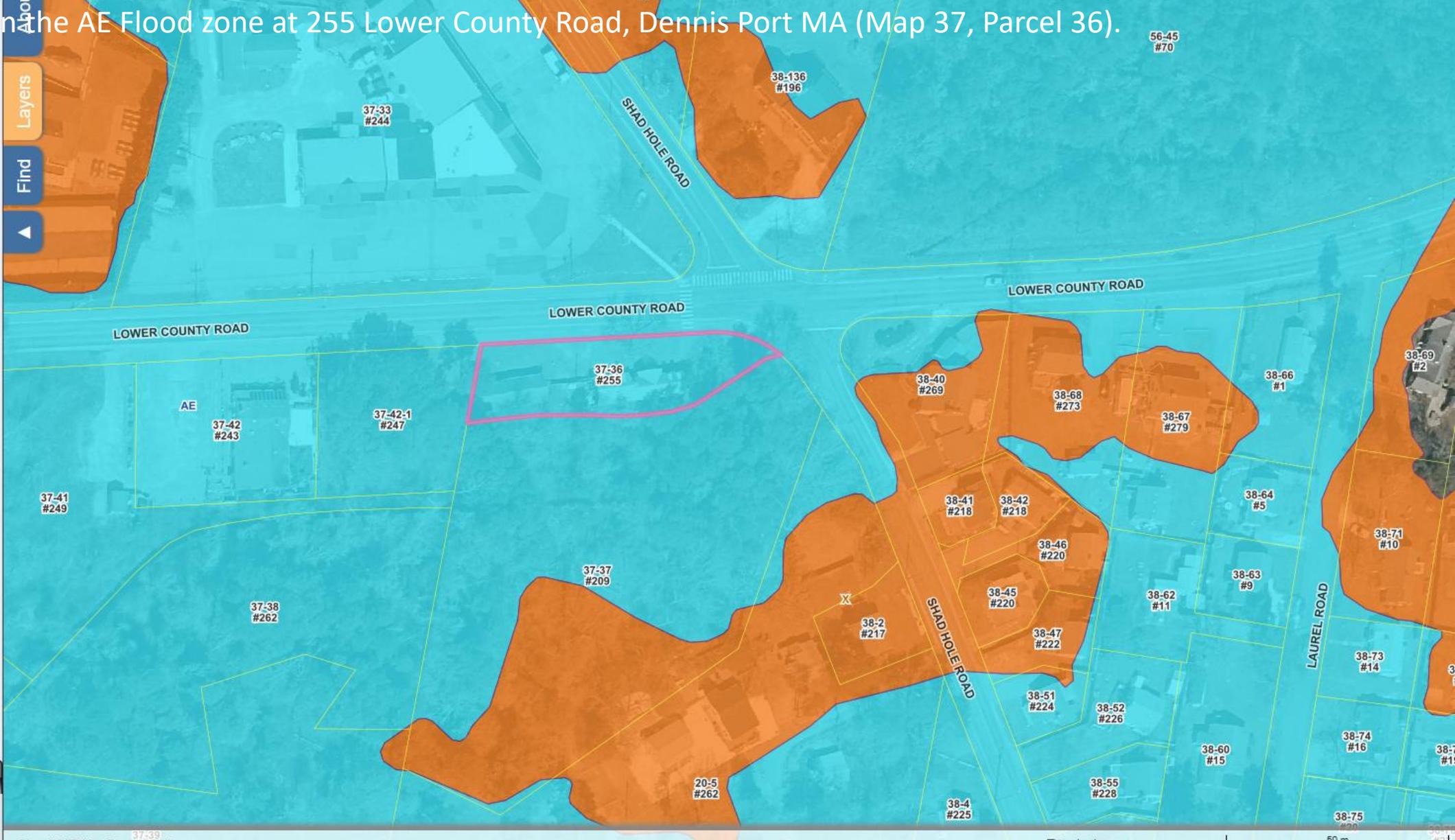
255 LOWER COUNTY ROAD, DP (PBSP-25-13): Epsilon Portunus LLC, 25 Drake Street, Yarmouth Port, MA (02675) C/O Kieran Healy of BSC Group are seeking a Special Permit to change the use from commercial to four (4) residential units under Section 4.9, and to lift the current buildings and make them flood 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).

Labels
Parcels
Dennis Administrative Boundaries
MassGIS Census Data
MassGIS Coastal Features
MassDMF Designated Shellfish Growing Areas
MassDMF Shellfish Suitability Area
USACE Hurricane Surge Inundation Zone
MassGIS Conservation
MassGIS Inland Water
MassGIS Regulated Areas
Places of Interest
Assessing Maps
Hiking/Walking Trailways
Condo and Cottage Colonies
Base Maps
2023 MassGIS Orthos
Town Basemap



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).

- Labels
- Parcels
- Dennis Administrative Boundaries
- 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



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).

Labels

Parcels

Dennis Administrative Boundaries

MassGIS Census Data

MassGIS Coastal Features

MassGIS Conservation

MassGIS Inland Water

- MassDEP Wetlands (line)
 - Shoreline
 - Hydrologic Connection
 - Mean Low Water Line
 - Wetland Limit
 - Closure Line
- MassDEP Wetlands
 - Marsh / Bog
 - Wooded Marsh
 - Cranberry Bog
 - Salted Marsh
 - Tidal Flat
 - Beach / Dune

MassGIS Regulated Areas

Places of Interest

Assessing Maps

Hiking/Walking Trailways

Condo and Cottage Colonies

Land Use

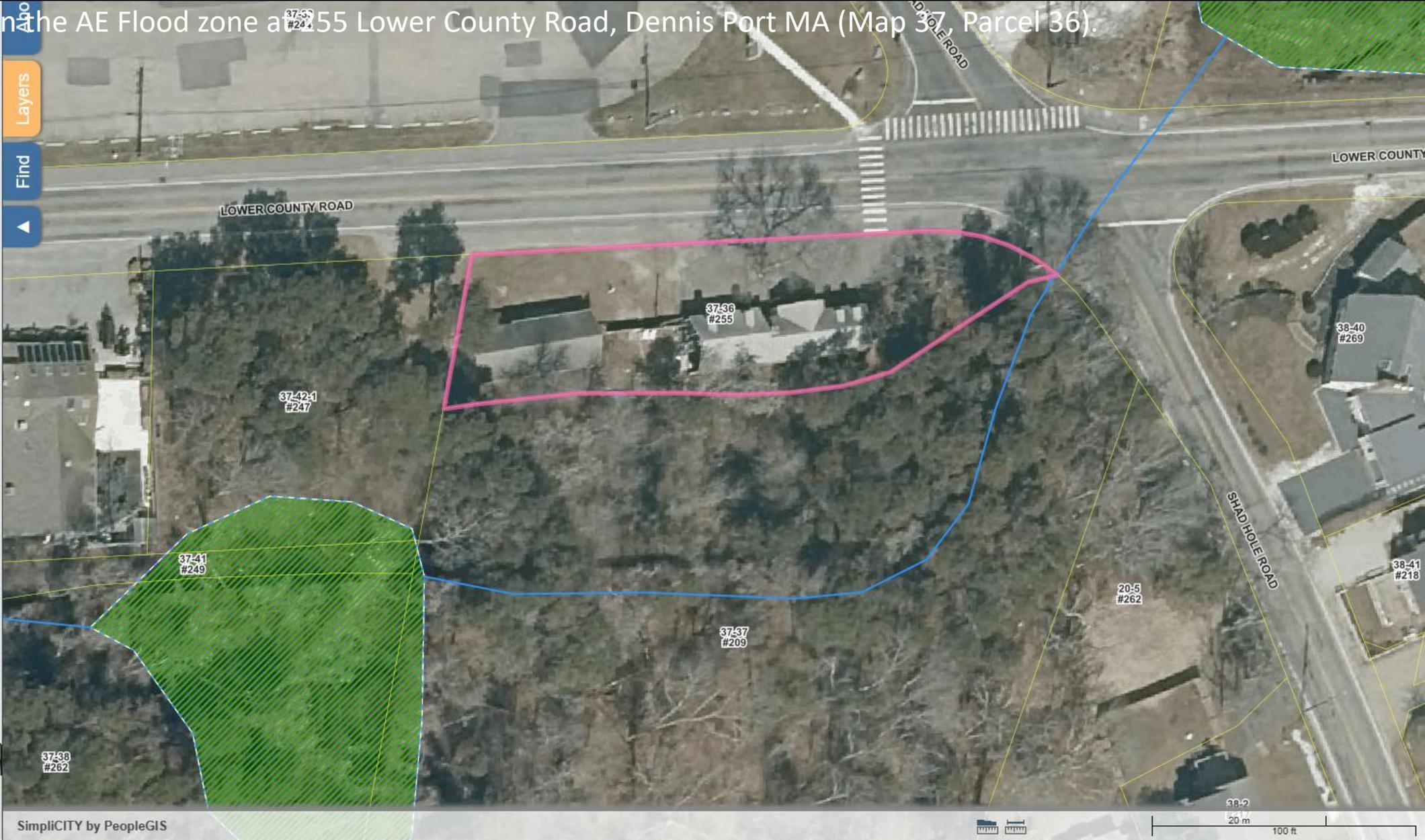
CCC 2020 Planimetrics

Elevation

Basemap - 2023 MassGIS Orthos

Base Maps

- 2023 MassGIS Orthos
- Town Basemap





37-31

228

37-33

244

38-136

196

LOWER COUNTY RD

LOWER COUNTY RD

225

249

243

37-42-1

255

209

269

273

38-6

21

37-41

SHAD HOLE RD

218 218A

220

220

22

37-40

37-38

37-37

81

LOCUS INFORMATION

CURRENT OWNER: EPSILON PORTUNUS, LLC
 TITLE REFERENCE: (#255) CERT #235440
 (#247) DEED BOOK 36269, PAGE 227
 PLAN REFERENCE: LAND COURT PLAN #18505-A
 PLAN BOOK 648 PAGE 49
 LAND COURT PLAN #59934-A
 PLAN BOOK 46 PAGE 29 SHEET 4

ASSESSORS MAP: #247 | #255
 PARCEL: 37 | 37
 42-1 | 36

ZONING DISTRICT: RESORT RESIDENTIAL

SETBACKS: FRONT 50'
 SIDE WEST 50'
 SIDE EAST 50'
 REAR 50'

F.A.R. 6,951 S.F.
 F.A.R. % 30%

GREEN SPACE 16,350± S.F.
 GREEN SPACE % 70%

EXISTING 19.3'
 113.4'
 74.9'
 8.3'

PROPOSED 19.3'
 111.5'
 74.9'
 8.3'

2,248± S.F.
 9.7%
 16,540± S.F.
 72%

MINIMUM LOT SIZE: 160,000 S.F.
 EXISTING LOT SIZE: #247 - 11,960± S.F.
 #255 - 11,210± S.F.
 COMBINED - 23,170± S.F.
 EXISTING BUILDING COVERAGE: #247 - 0 S.F.
 #255 - 2,319± S.F. (10% BUILDINGS ON BOTH LOTS)

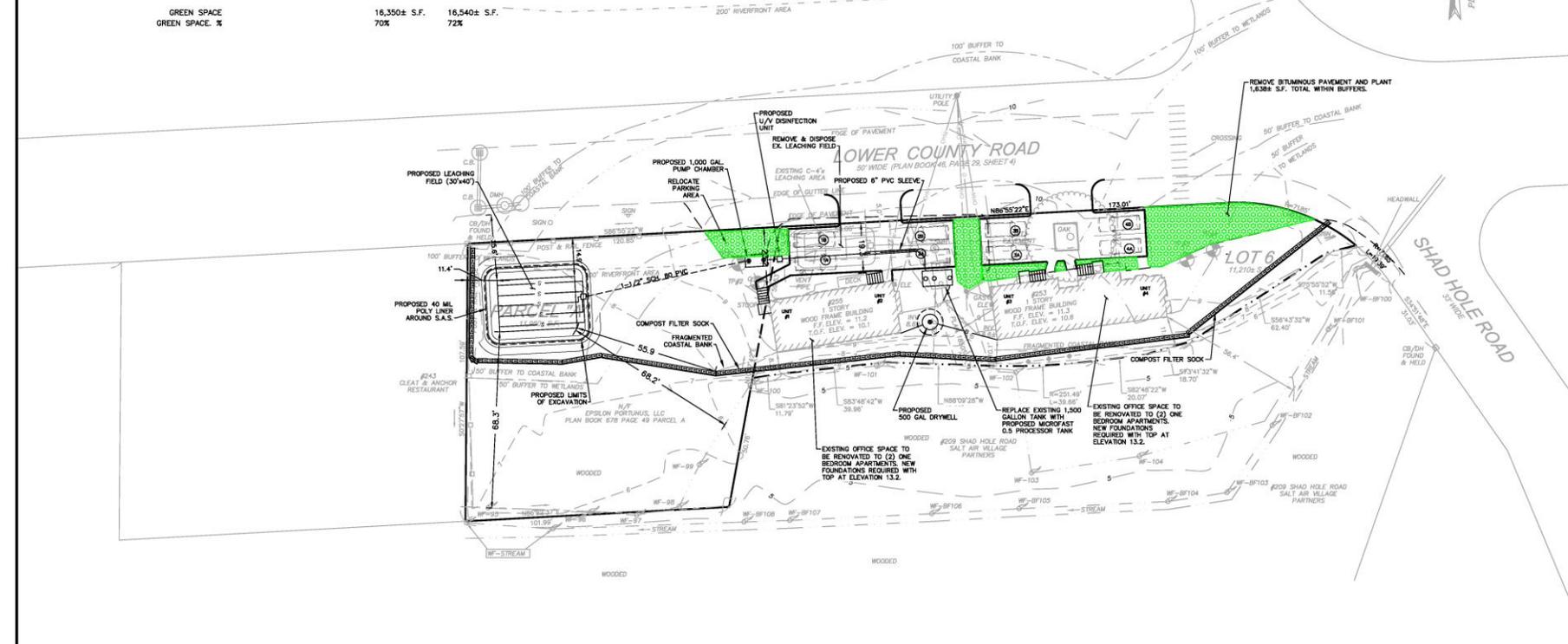
NITROGEN SENSITIVE ZONE: NOT IN A 1995 ZONE II

FEMA FLOOD ZONE DISTRICT: "AE" ELEVATION 11
 PANEL #2501C0592J
 DATED 7/16/2014

OVERLAY DISTRICT: ENVIRONMENTALLY SENSITIVE AREA

PARKING REQUIRED: 8 (2) PER UNIT
 PARKING PROPOSED: 8

PLAN BOOK 46 PAGE 29 SHEET 4

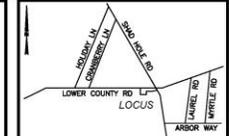


LEGEND

- 50.9 X SPOT ELEVATION
- C.B. CATCH BASIN
- DMH DRAINAGE MANHOLE
- SMH SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- LP LIGHT POLE
- UPL LIGHT / UTILITY POLE
- UPLT LIGHT & TRANSFORMER
- UPT UTILITY POLE / TRANSFORMER
- UP UTILITY POLE
- OH OVERHEAD ELECTRIC LINE
- EHH ELECTRIC HANDHOLE
- EMET ELECTRIC METER
- GMET GAS METER
- G GAS LINE
- CG GAS GATE
- WG WATER GATE
- W WATER LINE

NOTE: SEPTIC SYSTEM LOCATION IS BASED ON AN AS-BUILT PLAN ON FILE AT THE DENNIS HEALTH DEPARTMENT. THE SYSTEM WAS INSTALLED IN 2009 AND HAS A 250 GPD CAPACITY.

NOTES:
 1. THE PURPOSE OF THIS PLAN IS TO MODIFY THE TWO EXISTING COMMERCIAL BUILDINGS INTO (2) RESIDENTIAL UNITS EACH FOR A TOTAL OF (4) RESIDENTIAL UNITS.
 2. THE BUILDINGS ARE TO BE RAISED IN THEIR CURRENT LOCATIONS. ADDITIONAL STAIRS ARE REQUIRED TO GET FROM CURRENT SPACE TO THE NEW ELEVATED FIRST FLOORS.



LOCUS MAP

NOT TO SCALE
 I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



Kieran J. Healy
 12/23/2025
 KIERAN J. HEALY, PLS DATE
 FOR THE BSC GROUP

PLAN OF LAND

247 & 255 LOWER COUNTY RD
 IN
 DENNISPORT
 MASSACHUSETTS
 (BARNSTABLE COUNTY)

PROPOSED CONDITIONS
 PLAN

DECEMBER 23, 2025

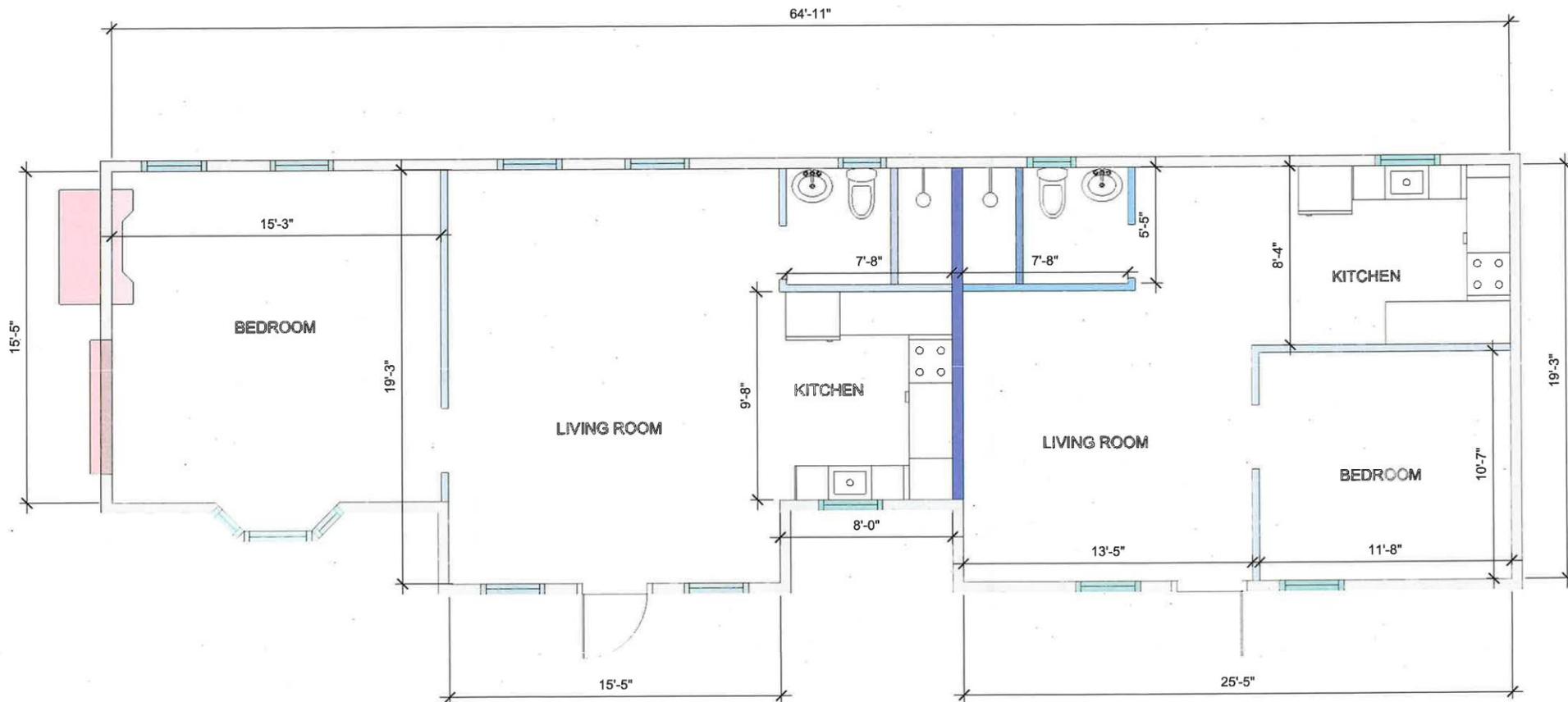
NO.	DATE	DESC.

PREPARED FOR:
 SANDDOLLAR CUSTOMS LLC
 182 OLD TOWNHOUSE RD, SUITE 1
 WEST YARMOUTH, MA 02673
 OFFICE@SANDDOLLARCUSTOMS.COM

BSC GROUP
 349 Main Street - Route 28
 West Yarmouth, Massachusetts
 02673
 508 778 8919

© 2024 BSC Group, Inc.
 SCALE: 1" = 20'
 0 10 20 40 FEET

FILE: P:\SUR\DR\C3D\10056400-SP.dwg
 DWG: 6971-0
 JOB: NO: 100564.00 SHEET 1 OF 1

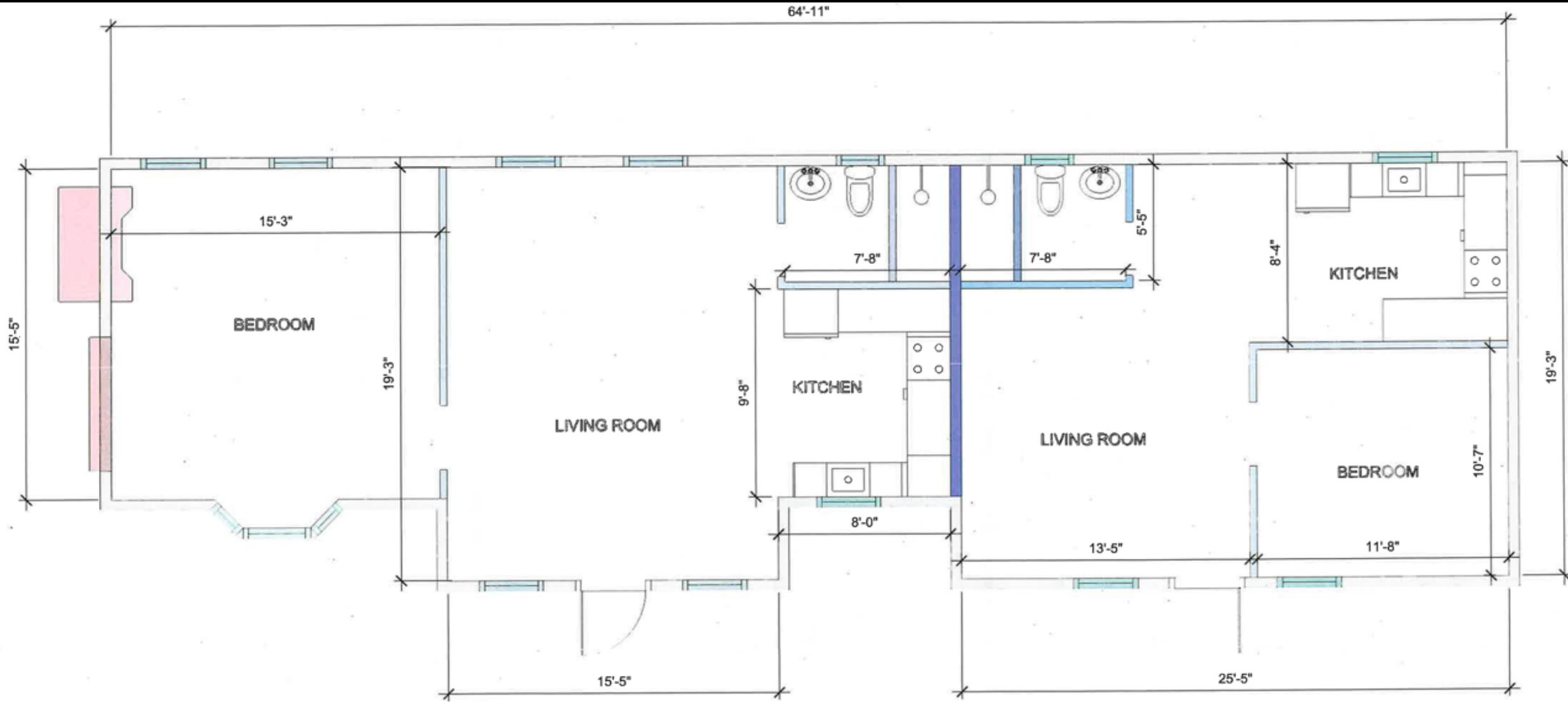


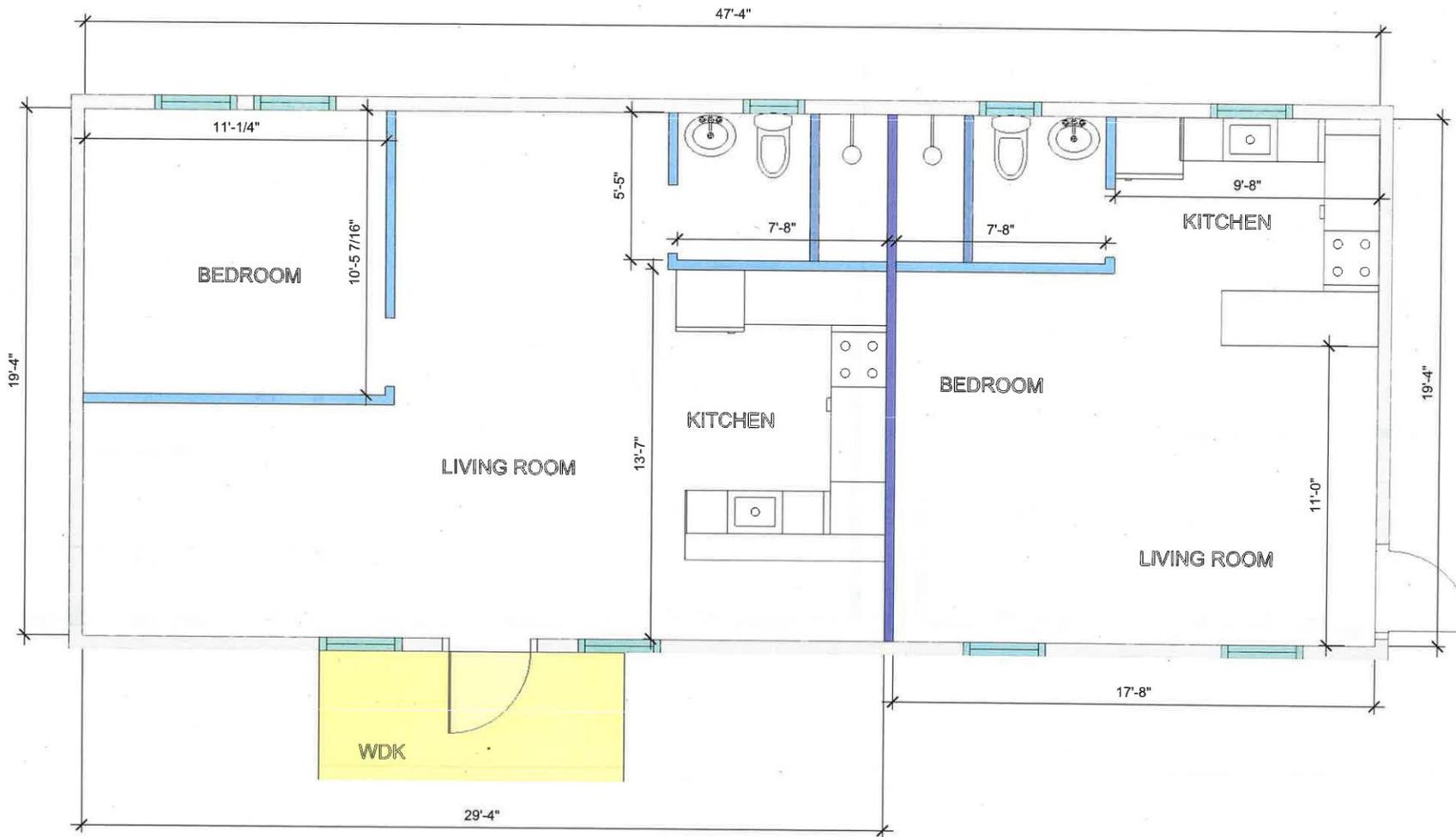
CLIENT
 Darley Souza
 257 Lower County Rd
 Dennis Port, MA 02639

ISSUE
 01.13.2023
 RE-ISSUE

PROJECT NO.
 245.170
 PROJECT
 Main House

DRAWN BY
 Bob, Designer
 DESCRIPTION
 Home Improvement





CLIENT
 Darley Souza
 257 Lower County Rd
 Dennis Port, MA 02639

ISSUE
 01.13.2024
 RE-ISSUE

PROJECT NO.
 245.170
 PROJECT
 Second Building

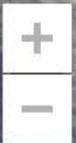
DRAWN BY
 Bob, Designer
 DESCRIPTION
 Home Improvement



199 Shad Hole Rd
Dennis, Massachusetts
View on Google Maps



Lower Country

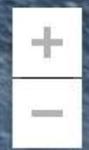


243 Lower County Rd
Dennis, Massachusetts
View on Google Maps

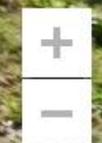


Google

233 Lower County Rd
Dennis, Massachusetts
View on Google Maps



243 Lower County Rd
Dennis, Massachusetts
View on Google Maps



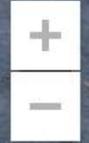
Google

242 Lower County Rd
Dennis, Massachusetts
View on Google Maps



Google

243 Lower County Rd
Dennis, Massachusetts
View on Google Maps



Google

























FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

EXISTING EXTERIOR
ELEVATIONS

AT
#255
LOWER
COUNTY ROAD
DENNISPORT
MASSACHUSETTS

PREPARED FOR:
SAND DOLLAR
CUSTOMS, LLC.

REV. 1: -



349 Route 28
West Yarmouth, Massachusetts
02673

© 2025 BSC Group, Inc. 508-778-8919

Scale: NONE Date: 12/23/25

File: P:\Prj\0100564.02

Dwg. No:	Filed:	Sheet
Job No.: 010056402	FF-	1 of 1



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

EXISTING EXTERIOR
ELEVATIONS

AT
#255
(AKA #257)
LOWER
COUNTY ROAD
DENNISPORT
MASSACHUSETTS

PREPARED FOR:

SAND DOLLAR
CUSTOMS, LLC.

REV. 1: -



349 Route 28
West Yarmouth, Massachusetts

02673 508-778-8919

© 2025 BSC Group, Inc.

Scale: NONE Date: 12/23/25

File: P:\Prj\0100564.02

Dwg. No:	Filed:	Sheet
Job No.: 010056402	FF-	1 of 1



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

Key: 2435

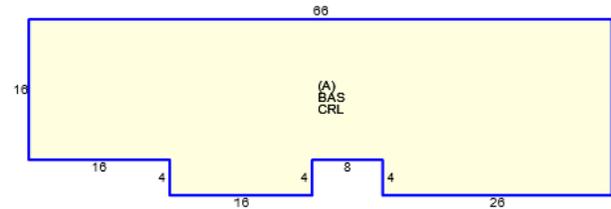
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 2,838

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Elda ID	Card										
HANDEL JOHN F		37-36-0		255 LOWER COUNTY ROAD DP		3250	100	SMALL RETAIL		1		1 of 2										
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%						
EPSILON PORTUNUS LLC 25 DRAKE STREET YARMOUTH PORT, MA 02675		EPSILON PORTUNUS LLC HANDEL JOHN F BARREL BOAT LLC		03/19/2024 10/23/2023 03/14/2005	F QS F	373,000	(235440) (234251) (176105)		06/22/2023 05/23/2023 01/31/2022 03/11/2019 03/12/2018	43 73 43 43 43	18E-RECEIVED MLS REVIEW 18E-RECEIVED 18E-RECEIVED 18E-RECEIVED		06/22/2023 05/23/2023 01/31/2022 03/11/2019 03/12/2018	IE KT IE IE IE	0 0 0 100 0	0 0 0 100 0						
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE										
103	A	0.250	30	1.00	AE	1.00	1	1.00	296,880	2.56	1	1.00	30G	0.80			190,000					
TOTAL		10,890 SF		LC PLANS 18505A, 26744A				Photo Date		12/11/2015		BLDG #		1								
Nbhd		RT 28 & SOUTH																				
FEMA		ACCEL_ZONE																				
Int1		AVERAGE																				
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD															
APV	A	1.00	F 0.60		1,280	1.30	1,000															
SW2	A	1.00	A 0.75	2 X 3	6	25.60	100															
YrBlt		1960		NET AREA		1,224																
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																		
CIM																						
THE CAPE HOUSE- VACANTMISC STORAGE						BLDG	ADJ	DESC	LAND	190,000	183,100											
						STYLE	1.15	COMMERCIAL [100%]	BUILD.	116,500	143,300											
						QUALITY	0.85	AVE-LOW+ [100%]	DETACH	1,100	1,000											
						FRAME	0.99	WOOD FRAME [100%]	OTHER	100,400	123,500											
						TOTAL			TOTAL	408,000	450,900											
BLD#ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD				
5		1960	1983 / 40		1.097	1.000	7/17/2024	NMJ		7/17/2024	JR	8.0	1.00	1,224	1.000	\$156.06	191,023	61	116,500			
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	191,023					
STORIES		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRAWL	1,224		12.40	15,178	CONDITION ELEM CD						
% HEATED		100	1.00	EXTERIOR WALL	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	1,224	1960	141.42	173,100	EXTERIOR						
% AC		0	1.00	ROOF STRUCTURE	1	GABLE	1.00		FPL	O	FIRE PLACE	1		2,745.00	2,745	INTERIOR						
% SPRINKLERS		0	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00											SERVICES				
RES UNIT CNT		0	1.00	FLOORING	2	SOFTWOOD	0.95											FNCTNLUSE				
				INT FINISH	2	DRYWALL	1.02															
				H.V.A.C.	1	FORCED AIR	1.00															
				FUEL SOURCE	2	GAS	1.00															
				PRIVATE ROAD	1	NO	1.00															
				HISTORIC DST	1	NO	1.00															
				GENERATOR	1	NO	1.00															
EFF.YR/AGE		1983 / 40																				
COND		50 50 %																				
FUNC		0																				
ECON		0																				
DEPR		39		% GD		61																
RCNLD		\$116,500																				



Commonwealth of Massachusetts



**TOWN OF DENNIS
BUILDING DEPARTMENT
ZONING REFERRAL LETTER
685 Route 134, South Dennis, MA 02660
(508) 760-6157**

PERMIT NUMBER:
ZDET-25-74
DATE OF REFERRAL:
December 16, 2025
FEES PAID:
\$50.00

EPSILON PORTUNUS LLC

OWNERS NAME: 255 LOWER COUNTY ROAD, DENNIS PORT, MA, 02639

PROPERTY ADDRESS OF WORK: 37-36-0

MAP & PARCEL:

**DETERMINATION OF
REFERRAL:**

Requires Zoning Board of Appeals (ZBA) reversal of previously issued 2012 Variance and a Special Permit for an increase in Height of a non-conforming structure on a non-conforming lot in the Resort Residential (RR) Zoning District. Also, requires Planning Board (PB) Site Plan Review (SPR) and PB Special Permit 4.9 Review.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:

To convert 2 Comercial buildings - each in to two residentail units. The buildings were previously 4 units and relief approved to convert to commercial at a previous date. Buildings are to be elevated to conform to FEMA regulations. Parking in front to be modified to remove the need to back onto Lower County Road. Also included #247 Lower County Road.

December 23, 2025

Dennis Planning Board
Dennis Town Hall
685 Route 134
South Dennis, MA 02660

RE: 247-255 Lower County Road, Dennisport, Massachusetts. SP 4.9 review

Dear Board Members,

On behalf of Sand Dollar Customs, LLC, the applicant, BSC Group, Inc. is requesting a Special Permit to Raise two buildings and set on new foundations to conform to FEMA requirements. A change of use from two commercial buildings to 4 residential units is requested. Site Plan review is also required by the Planning Board

In response to the Special Permit requirements, I offer the following information to aid in the consideration of this Special Permit.

- a.) The current use is lawfully pre-existing non-conforming. The proposed building coverage is currently 10% and will not change
- b.) The site is suitable for the proposed two, two-family dwellings as the site currently consists of multiple commercial buildings. A filing with the Board of Health is ongoing. The Dennis Conservation Commission has approved and has issued an Order of Conditions.
- c.) There is no intent to increase the traffic flow as the 4 residential units will have less of a traffic flow than the current two commercial buildings. No unsafe or harmful impacts are expected. Vehicular parking areas will be realigned to reduce the need to back onto Lower County Road,
- d.) The proposed new elevated dwelling units will conform to current FEMA requirements and as such will be elevated onto new foundations.
- e.) There is no requirement to change existing utilities. A decrease in demand for public services is expected as the property goes from Commercial to residential.
- f.) The proposed improvements will not create any additional noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties as the demands will decrease as the property goes from commercial to residential
- g.) Plantings are proposed along the easterly edge of the property at the road intersection to eliminate parking adjacent to the intersection of Lower County Road and Shad Hole Road.

If we can be of any further help on this matter, please call The BSC Group at (508) 778-8919.
Very truly yours,

BSC GROUP, INC.



Kieran J. Healy, PLS, CFM
Project Manager, Senior Associate