

PROPOSED WOMEN'S RESTROOM  
5-STANDARD & 2-ADA UNITS  
WITH 2 SELF-CONTAINED HANDWASH STATION

PROPOSED MENS RESTROOM  
5-STANDARD & 1-ADA UNITS  
WITH 5 SELF-CONTAINED HANDWASH STATIONS

MAP 90 PARCEL 76  
N/F IRENA MACPHEE  
DB 23050 PG 140

PROPOSED 36-INCH HIGH  
BOLLARD LIGHT

4" Maple Tree  
TO REMAIN

4" Cherry Tree  
TO REMAIN

UP No. 8"

Driveway  
Apron

Vinyl Stockade Fence

4 SPACES  
STAFF PARKING

4 SPACES  
STAFF PARKING

4 VAN ADA SPACES

34' x 34'  
TENT  
(ENTRY)

PROPOSED  
55' x 55' TENT

PROPOSED  
BAR

PROPOSED  
FOOD TRUCK

PROPOSED  
FOOD TRUCK

Existing Edge of Pavement  
TO REMAIN

MAP 90 PARCEL 67  
N/F TOWN OF DENNIS  
CERT 24714  
LCC 16217

PROPOSED 15' LIGHT POLE  
FOR STRING LIGHTS

3" Crabapple

PROPOSED PROJECTION SCREEN

MAP 75 PARCEL 62  
N/F TOWN OF DENNIS  
CERT 46869  
LCC 16217

PROPOSED 15' x 15' STAGE:  
TWO SPEAKERS AT FRONT STAGE CORNERS STAGE TO BE  
COVERED WITH TRI-RAILS SUPPORTED BY POLES

PROPOSED PROPERTY BOUNDARY  
(TO BE COMPLETED VIA AMR PLAN  
APPROVAL)

MAP 75 PARCEL 61  
SHARON L BYRNES ET UX  
DB 30546 PG 17

PROPOSED 6-FOOT STOCKADE  
FENCE FOR SCREENING

PROPOSED 12-FOOT TALL POST WITH  
DECIBEL METER FOR NOISE CONTROL

MAP 75 PARCEL 60  
PETER GAGE ET UX  
DB 24178 PG 129

**SOUTH STREET**  
(33-FOOT TOWN WAY)

Wooden Stockade Fence

Existing 6-inch Cedar Tree  
TO BE REMOVED & TWO (2) CEDARS  
TO BE PLANTED TO THE SOUTH

EXISTING  
CONDOMINIUM  
BUILDING

S/R FENCE

2A SPACES

7J SPACES

26 SPACES

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## SEATING CAPACITY:

40 HIGH / LOW TOP TABLES (4 SEATS PER)	=	160 SEATS
50 PICNIC TABLES (4 SEATS PER)	=	200 SEATS
3 COUCH SITTING AREA	=	24 SEATS
TOTAL	=	384 SEATS

## PARKING PROVIDED:

STANDARD PARKING: 89 SPACES  
INCLUDES 4 VAN ADA SPACES

VALET PARKING: CAPACITY OF ABOUT 40 CARS

NOTE:  
THE SPACES WILL BE DESIGNATED BY EITHER WHEELSTOPS OR SIGNAGE AND SAFETY BARRELS

## BICYCLE RACKS:

A TOTAL OF FOUR (4) BIKE RACKS ARE PROPOSED

## TABLES PROPOSED:

HIGH OR LOW TOP TABLES WITH 4 CHAIRS	40 (INCLUDES TENT)
PICNIC TABLES	50
HIGH TOP ONLY	12
COUCH WITH TABLE & 2 CHAIRS	3

## MATERIALS:

DESIGNATED PARKING AREAS:	4-INCH LAYER OF NATIVE GRAVEL
ADA PARKING SPACES:	3-INCH BIT. CONCRETE PAVING
VALET PARKING AREAS:	EXISTING GRASS SURFACE
ADA ACCESSIBILITY ROUTE:	2-INCH LAYER OF STONE DUST
18-FOOT ACCESS ISLE:	2-INCH LAYER OF STONE DUST
SEATING AREAS:	SYNTHETIC GRASS SURFACE
FLOOR WITHIN TENT:	SYNTHETIC SURFACE I.e. RUBBER MAT OR EQUAL

## SCREENING - LANDSCAPE:

1.) THE PROPOSED 89 SPACE PARKING AREA REQUIRES 18 TREES TO BE PLANTED. THE TREES SHALL BE PLANTED ALONG THE PARKING AREAS AS SHOWN.

2.) A PROPOSED STOCKADE FENCE IS PROPOSED ALONG THE TOP OF THE CONCRETE BLOCK WALL AND EXTENDED TO NORTH SIDE OF PARKING AREA. REFER TO PLAN.

## LIGHTING:

THE LIGHTING SHALL CONSIST OF STRING LIGHTS FROM THE CENTER OF THE TENT OUT TO A SERIES OF 15-FOOT TALL POLES. THE LIGHT STRINGS WILL RUN FROM POLE TO POLE.

## SOUND:

1.) THE STAGE SHALL BE EQUIPPED WITH TWO SPEAKERS, AT EITHER FRONT CORNER. THE TWO SPEAKERS SHALL BE POSITIONED TO POINT INWARD TOWARDS THE TENT.

2.) A SERIES OF SMALL SPEAKERS WILL BE MOUNTED ON EXISTING FENCES OR POSTS. SPEAKERS TO BE WITHIN 30 INCH OF GRADE.

3.) A DECIBEL METER SHALL BE INSTALLED ON TOP OF A 12-FOOT POLE TO MONITOR SOUND.

## DRAINAGE:

1.) THE PROPERTY IS SUBJECT TO THE TOWN OF DENNIS STORMWATER BYLAW AND WILL REQUIRE A STORMWATER PERMIT.

2.) THE DRAINAGE CONTROLS WILL INCLUDE DRAINAGE SWALES, ADJACENT TO PORTIONS OF THE GRAVEL PARKING AREA WITH A LARGER GRASSED SWALE TO THE SOUTH WHICH WILL INCLUDE DRAINAGE TRENCHES FOR SUBSURFACE DISPOSAL OF THE STORMWATER.



# Original Rough Concept

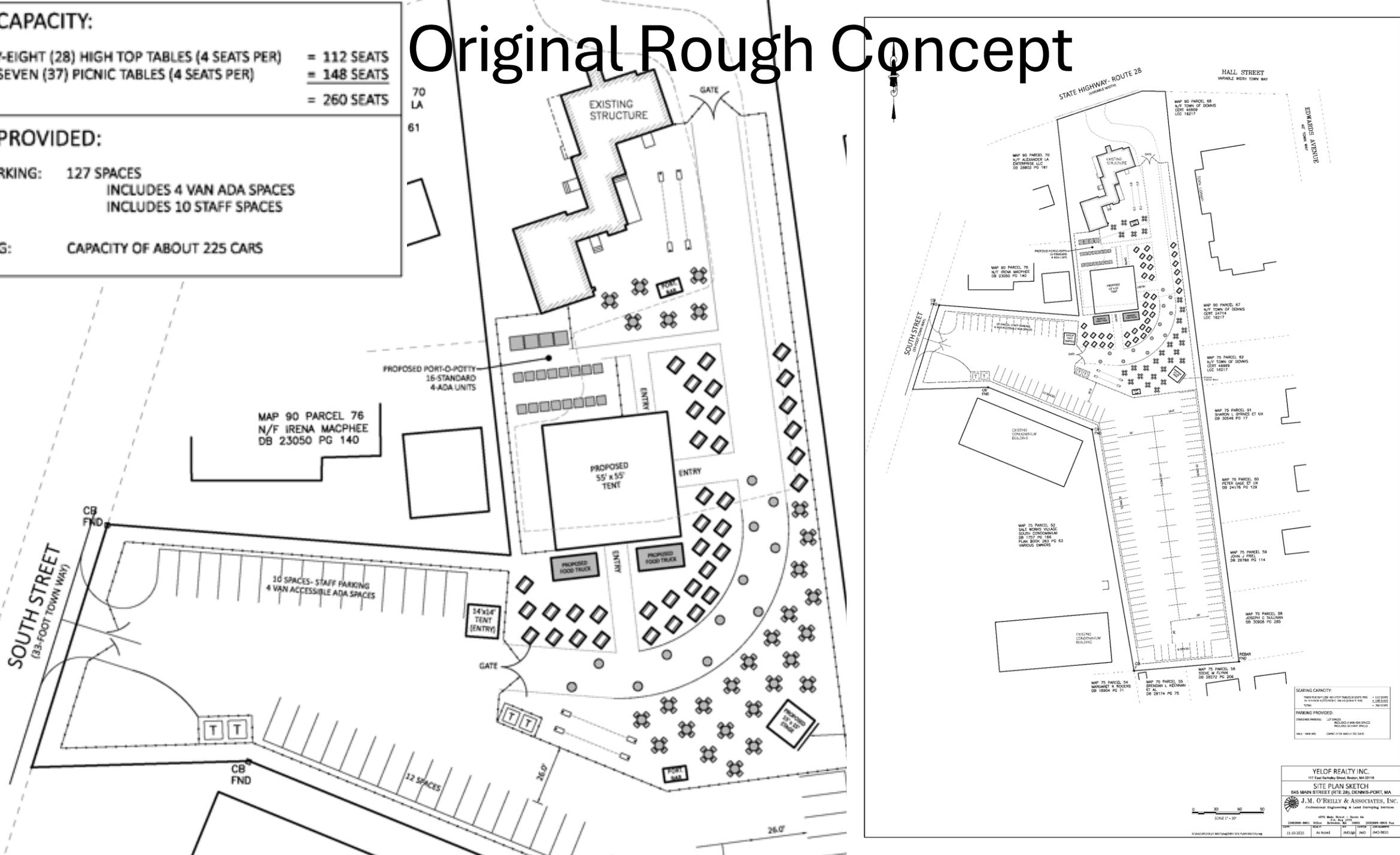
## SEATING CAPACITY:

TWENTY-EIGHT (28) HIGH TOP TABLES (4 SEATS PER) = 112 SEATS  
 THIRTY-SEVEN (37) PICNIC TABLES (4 SEATS PER) = 148 SEATS  
**TOTAL = 260 SEATS**

## PARKING PROVIDED:

**STANDARD PARKING:** 127 SPACES  
 INCLUDES 4 VAN ADA SPACES  
 INCLUDES 10 STAFF SPACES

**VALET PARKING:** CAPACITY OF ABOUT 225 CARS



SEATING CAPACITY:  
 28 HIGH TOP TABLES (4 SEATS PER) = 112 SEATS  
 37 PICNIC TABLES (4 SEATS PER) = 148 SEATS  
**TOTAL = 260 SEATS**

PARKING PROVIDED:  
 127 SPACES  
 INCLUDES 4 VAN ADA SPACES  
 INCLUDES 10 STAFF SPACES

VALET PARKING: CAPACITY OF ABOUT 225 CARS

YELOF REALTY INC.  
 117 EAST BROAD STREET, DENNIS-PORT, MA 01918

SITE PLAN SKETCH  
 845 MAIN STREET (RTE 28), DENNIS-PORT, MA 01918

J.M. O'REILLY & ASSOCIATES, INC.  
 PROFESSIONAL ENGINEERING & LAND SURVEYING SERVICES

11/20/2025  
 11/20/2025  
 11/20/2025





Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
90-69-0	645 MAIN STR	DP	KAKRIDAS JOH

Detail Information

CAMA ID	90-69-0
MapPar	90-69
Key	6796
Fiscal Year	2027
Extension	0
Address	645 MAIN STREET
Village	DP
Property Type	R
Owner	KAKRIDAS JOHN P TRUSTEE
Co-Owner	GRAND COVE REALTY TRUS
Owner Address	70 RIVERPATH DRIVE
Owner City	FRAMINGHAM
Owner State	MA
Owner Zip	01701
Owner Country	
State Class #	3260
State Class Desc	RESTAURANTS,BARS
Deed Date	06/15/12 00:00:00
Book	26419
Page	32
Certificate	
Last Sale Price	455000.0000
Total Value	\$688,600.00
Land Value	\$508,800.00
Building Value	\$168,500.00
Detached Building Value	\$11,300.00
Acres	2.83
Prev Year Total Value	\$682,700.00



Find Abutters

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
90-69-0	645 MAIN STR	DP	KAKRIDAS JOHN P

Detail Information Zoom To

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Extension	0
Address	645 MAIN STREET
Village	DP
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Co-Owner	GRAND COVE REALTY TRUS
Owner Address	70 RIVERPATH DRIVE
Owner City	FRAMINGHAM
Owner State	MA
Owner Zip	01701
Owner Country	
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Property Card	PK Field Card

Find Abutters



Find Properties

Owner:

Parcel ID:

Address:

[Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
90-69-0	645 MAIN STR	DP	KAKRIDAS JOH

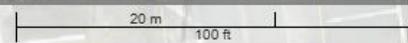
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- About
- Layers
- Find



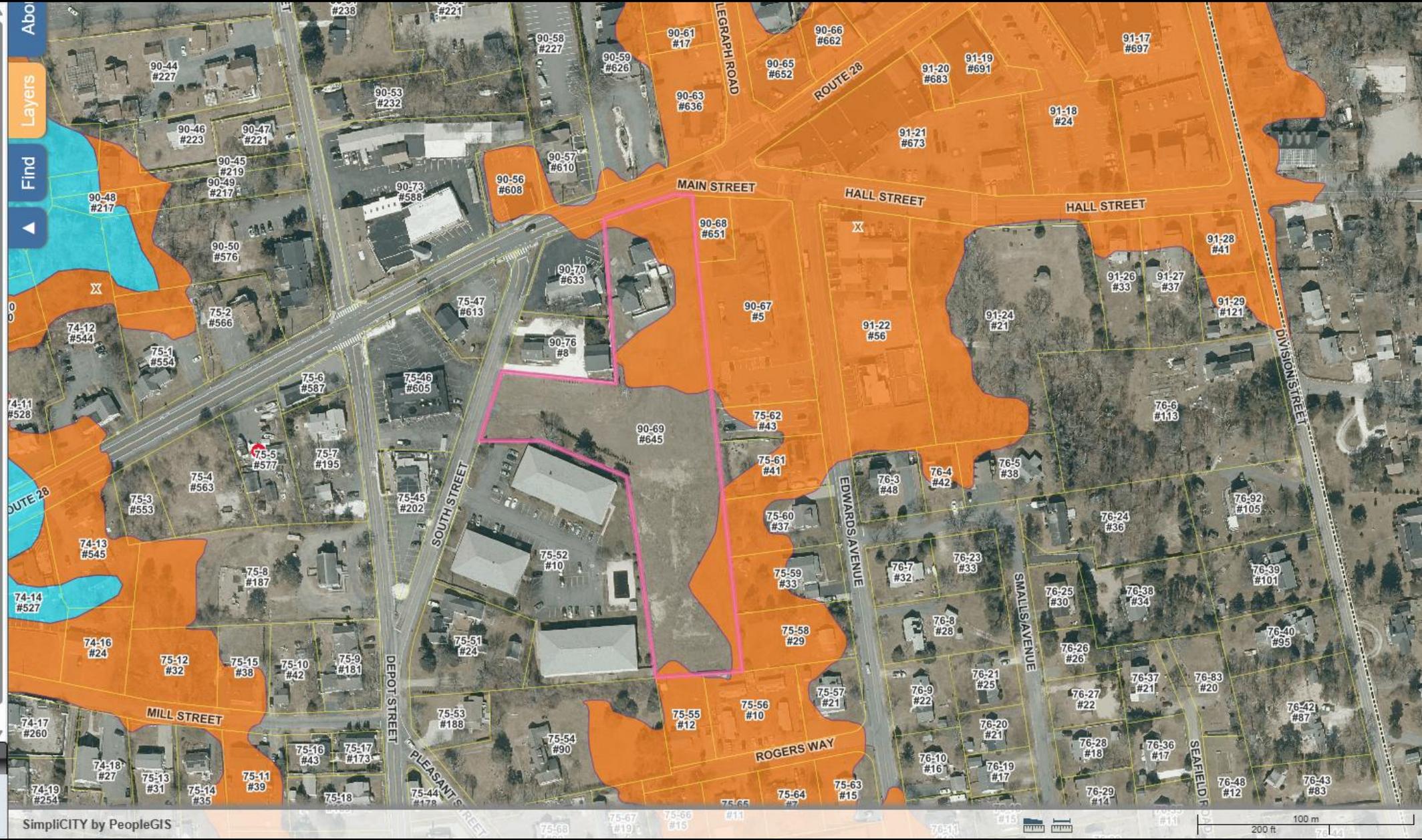
Find Abutters



- Labels
- Parcels
- Dennis Administrative Boundaries
  - Town Boundary
  - Village Boundary
  - Old King's Highway Historic District
  - South Dennis Historic District
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
  - 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



- 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



Simplicity by PeopleGIS



650 MA-28

Dennis, Massachusetts  
View on Google Maps



Google

651 MA-28  
Dennis, Massachusetts  
View on Google Maps



647 MA-28

Dennis, Massachusetts

[View on Google Maps](#)



Google

645 MA-28

Dennis, Massachusetts

[View on Google Maps](#)



637 MA-28  
Dennis, Massachusetts  
View on Google Maps



Google



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10 South St  
Dennis, Massachusetts  
View on Google Maps



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Google

10 South St  
Dennis, Massachusetts  
View on Google Maps



Google

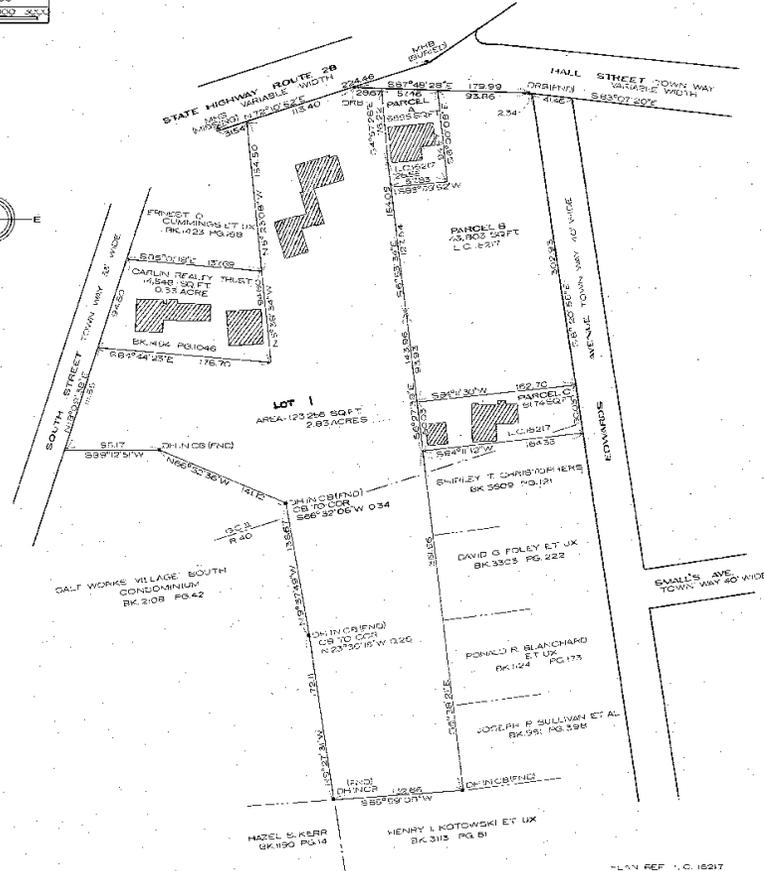
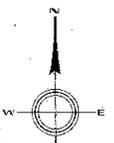






RECORDS  
 1818 2 N 7176  
 1818 2 N 7176  
 1818 2 N 7176

401 30  
 NON-TAXABLE  
 OFFICIAL  
 401 30



**PLAN OF LAND IN DENNISPORT**  
 AS PREPARED FOR  
 LINDA R. MALONEY

APRIL 22, 1985 SCALE 1"=40'

I CERTIFY THAT THE PREPARATION OF THIS PLAN HAS CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
 DATE: APRIL 22, 1985  
 [Signature]  
 REGISTERED PROFESSIONAL LAND SURVEYOR

S. R. SWEETSER  
 ENGINEER  
 57 SEA STREET  
 DENNISPORT, MASS.  
 DE 599 02754



PLAN REF. L.C. 18217  
 DEED REF PARCELS A/C 0774669  
 PARCEL B CTS 2478  
 BK 519 PG 48-50-51-52-53-59-60  
 ASSESSORS SHEETS 75 & 90  
 2014 SQ. FT. ROAD  
 GROSS AREA 160,028 SQ. FT.  
 4.5 ACRES  
 OWNER: LINDA R. MALONEY  
 P.O. BOX 37  
 DENNISPORT, MA 02639

DATE OF APPLICATION: 4-22-85  
 ANY LOCAL LAW FOR THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
 DATE: May 13, 1985  
 [Signature]  
 [Signature]  
 [Signature]  
 DENNIS PLANNING BOARD



