

852 MAIN ST WD PBSP-25-12: Trevor Meyer, 852 Main Street, West Dennis, MA (02670) of Myer and Sons, is seeking a Special Permit for the expansion of a Mixed-Use Building (encompassing an abutting lot and demolition of the an existing building) to contain eight (8) new apartments and an additional commercial space through Zoning By Law 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).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
84-37-0	852 MAIN STR	WD	THREE DOGS

Detail Information Zoom To

CAMA ID	84-37-0
MapPar	84-37
Key	6412
Fiscal Year	2027
Extension	0
Address	852 MAIN STREET
Village	WD
Property Type	R
Owner	THREE DOGS HGL LLC
Co-Owner	
Owner Address	852 MAIN STREET
Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	0310
State Class Desc	MIXED USE/COMM
Deed Date	10/18/19 00:00:00
Book	N/A
Page	N/A
Certificate	220852
Last Sale Price	110000.0000
Total Value	\$372,700.00
Land Value	\$139,100.00
Building Value	\$228,500.00
Detached Building Value	\$5,100.00
Acres	0.13
Prev Year Total Value	\$348,500.00



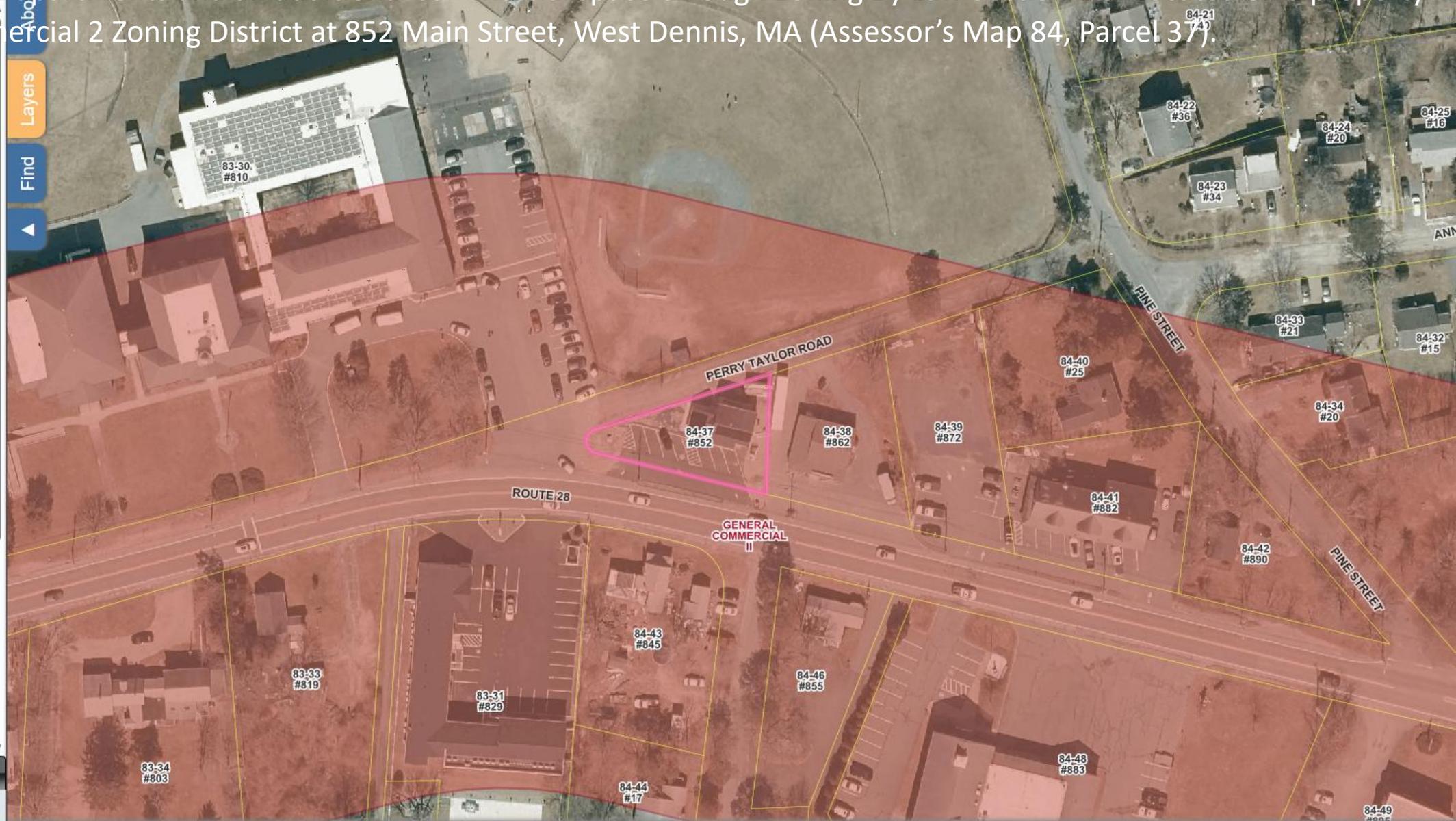
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Labels
Parcels

Layers

Find

- 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



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Condo/Cottage Colony:

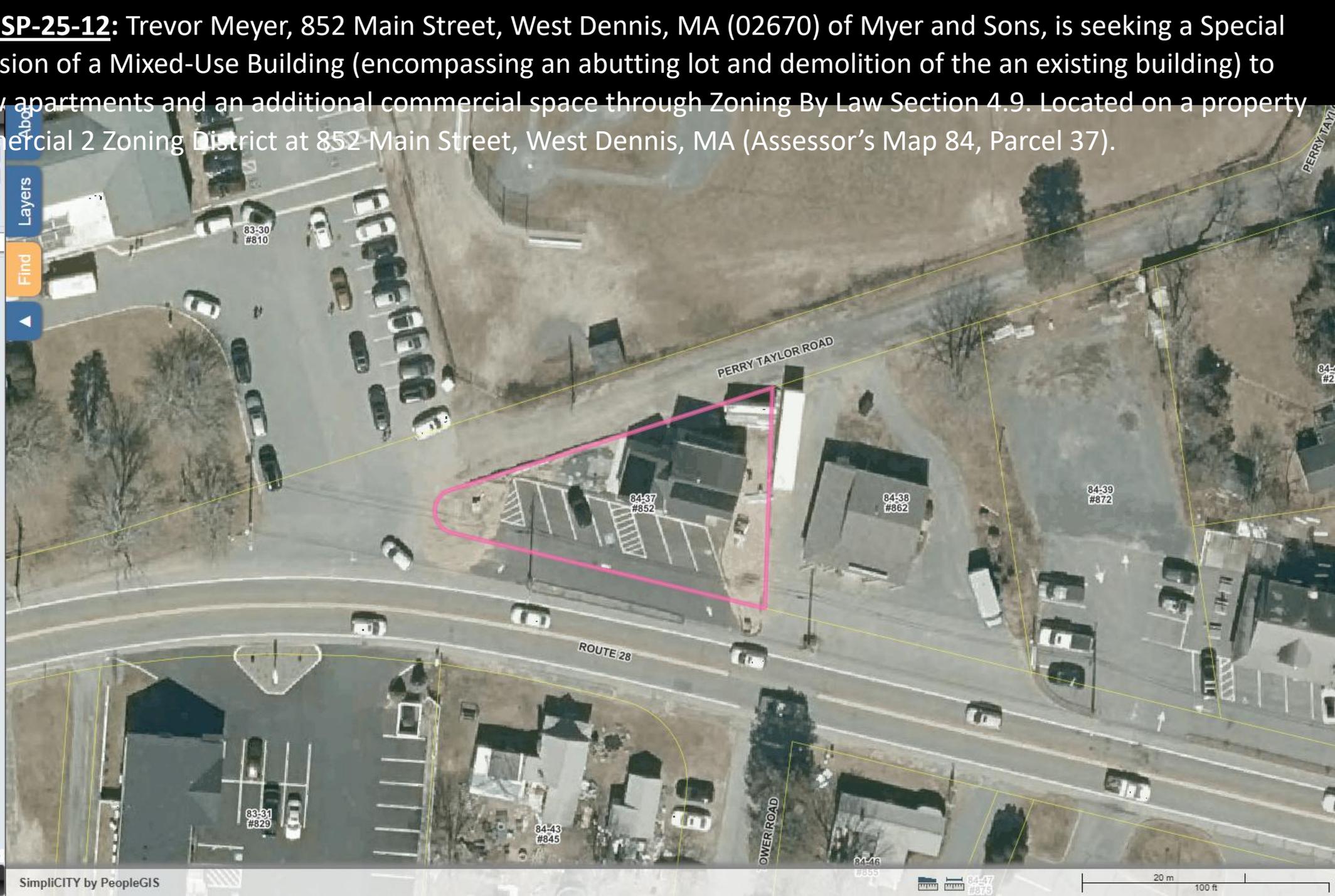
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Parcels

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84-37-0	852 MAIN STF	WD	THREE DOGS I

Detail Information Zoom To

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Village	WD
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Owner	THREE DOGS HGL LLC
Co-Owner	
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Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
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State Class Desc	MIXED USE/COMM
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Total Value	\$372,700.00
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Building Value	\$228,500.00
Detached Building Value	\$5,100.00
Acres	0.13
Prev Year Total Value	\$348,500.00
Property Card	PK Field Card



PERRY TAYLOR ROAD

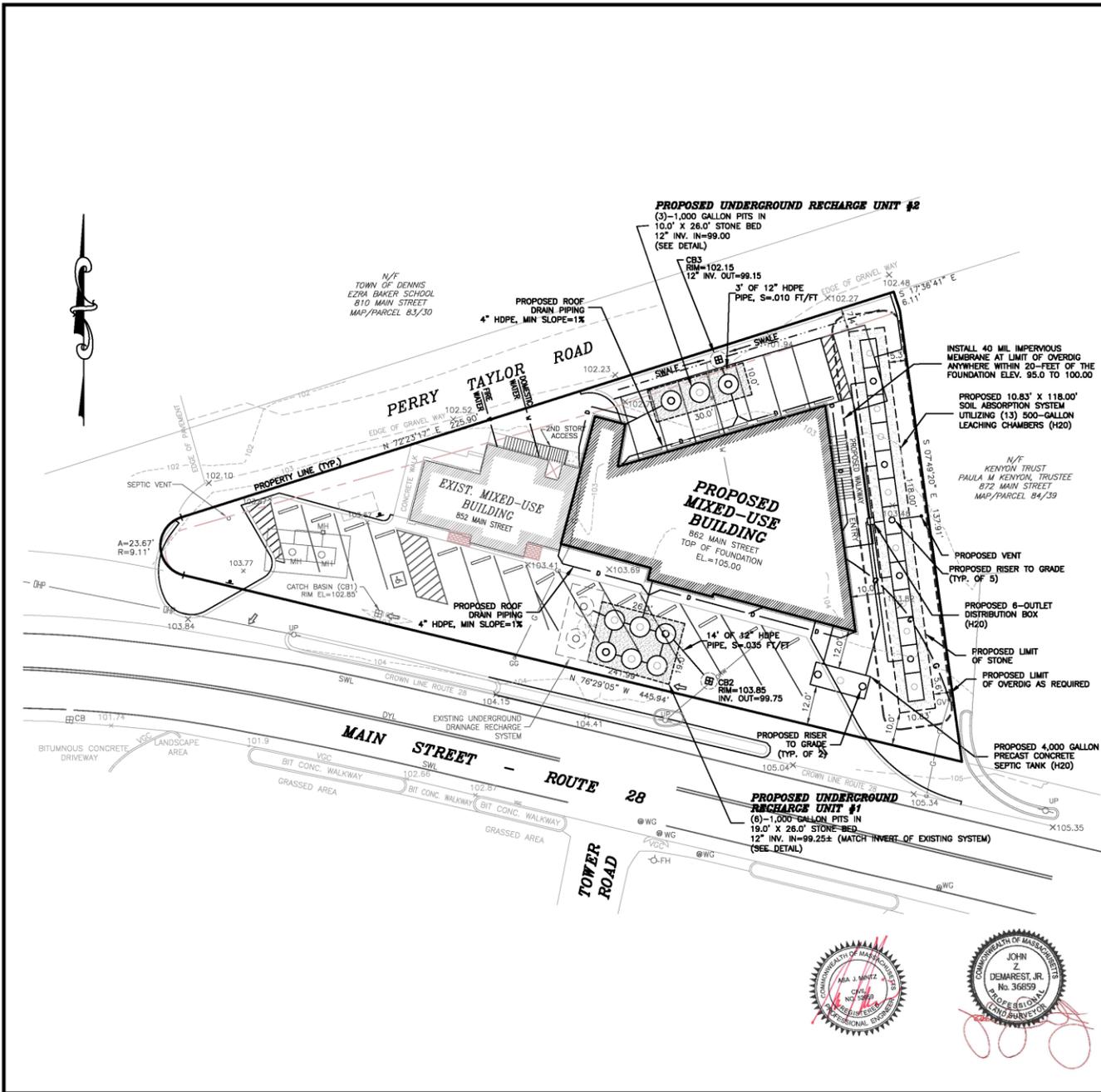
84-37
#852

84-38
#862

84-3
#872

ROUTE 28





UTILITY NOTES:

1. REFERENCE SITE PLAN, GRADING PLAN AND DETAIL SHEETS FOR NOTES AND OTHER UTILITY INFORMATION.
2. ALL DRAINAGE PIPING SHALL BE ADS N-12 HDPE PIPE
3. ALL ROOFING DOWNSPOUTS SHALL BE TIED INTO DRAINAGE RECHARGE SYSTEM
4. ELECTRIC TRANSFORMER AND SERVICE SHALL BE SIZED BY AN ELECTRICAL ENGINEER AND LOCATION SHALL BE COORDINATED WITH EVERSOURCE AND OWNER.
5. TELEPHONE AND CABLE SERVICE LOCATION AND CONNECTION DETAILS SHALL BE COORDINATED WITH VERIZON, COMCAST AND THE OWNER.
6. THE PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL MEET STATE AND LOCAL REGULATIONS.
7. WATER SERVICE TAP AND APPURTENANCES SHALL MEET TOWN OF DENNIS WATER DEPARTMENT REQUIREMENTS.
8. ALL UTILITIES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE CONDUITS, PIPING, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF DENNIS' REQUIREMENTS
10. IN THE CASE OF DISCREPANCIES BETWEEN PLANS THE SITE PLAN WILL SUPERCEDE ALL OTHER DRAWINGS
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITY SEPARATION MEET CODE AND THE REQUIREMENTS OF THOSE UTILITY COMPANIES HAVING JURISDICTION.
12. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIGSAFE PRIOR TO COMMENCING ANY CONSTRUCTION
13. THE LOCATION OF ALL UTILITIES IN ROUTE 28 AND PERRY TAYLOR ROAD SHALL BE VERIFIED PRIOR TO SUBMITTING A BUILDING PERMIT APPLICATION

AJM
SITE DESIGN, LLC
Residential Site Design and Permitting

4 CRESTVIEW DRIVE
EAST SANDWICH, MA 02537
PHONE: (508) 400-2365

LOCATION:
852 & 862 MAIN STREET
WEST DENNIS, MA 02670

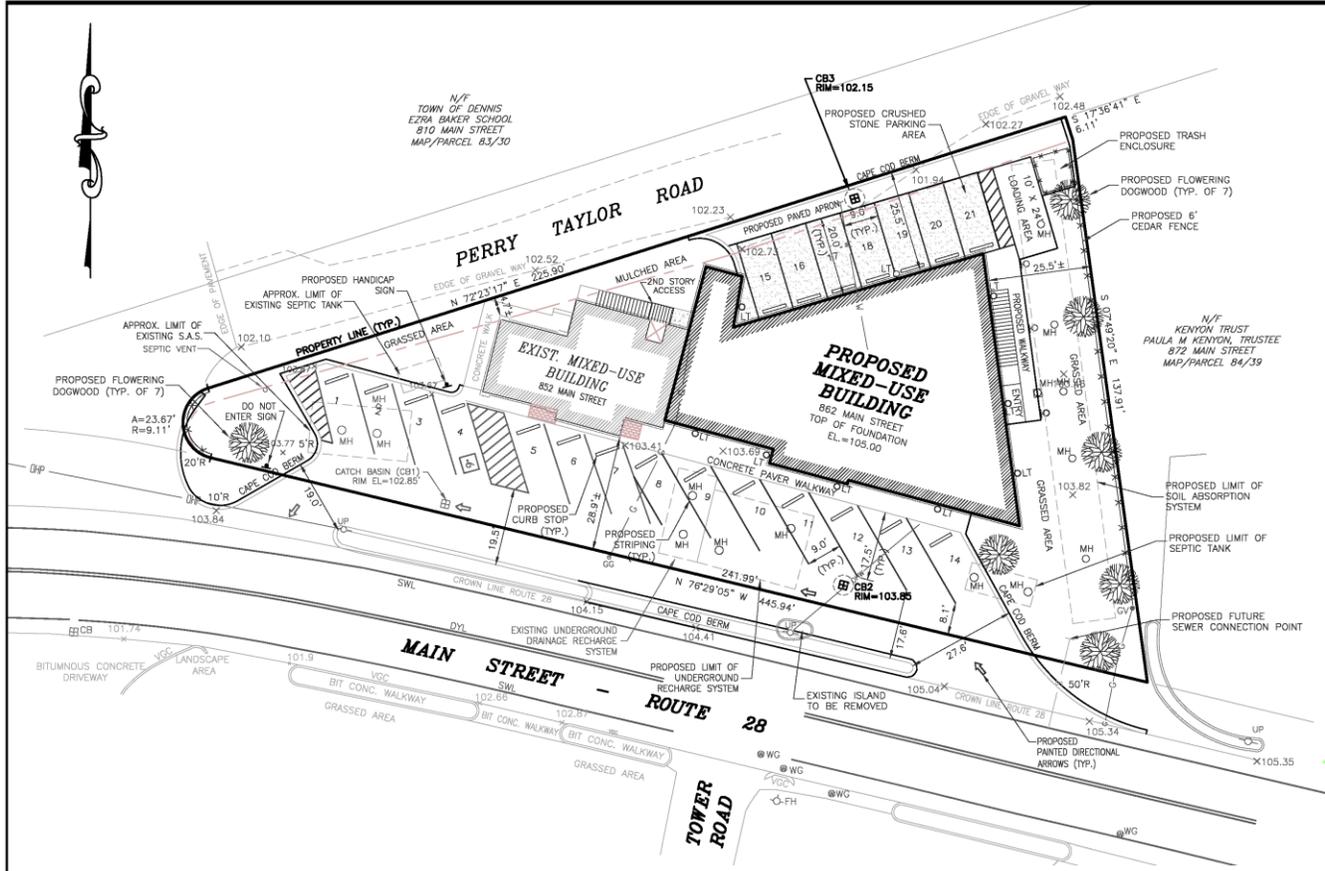
CLIENT:
THREE DOGS HGL LLC
852 MAIN STREET
WEST DENNIS MA 02670

DRAWING TITLE:
PROPOSED UTILITY PLAN

SCALE: 1"=20' **DATE:** 09/27/2025 **DRAWING NO.:** 6 OF 8

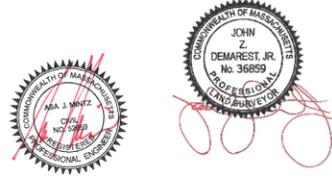
REVISIONS		
NO.	DATE	DESCRIPTION





LEGEND

- PROPERTY LINE
- - - 153 - - - EXISTING CONTOUR
- - - OHP - - - EXISTING OVERHEAD WIRES
- WG ○ EXISTING WATER GATE VALVE
- WG ● PROPOSED WATER GATE
- UP ○ EXISTING UTILITY POLE
- UP ○ TP-2 SITE OF OBSERVATION HOLE/PERC TEST
- LP ● PROPOSED LIGHT POLE
- ▨ EDGE OF PROPOSED BUILDING
- 15'R RADIUS OF CURB OR BERM
- CB PROPOSED CATCH BASIN
- MH RIM AND COVER TO GRADE
- LT PROPOSED LIGHT PACK



PARKING REQUIREMENTS

PARKING USE	REQUIRED	EXISTING	PROPOSED	COMMENTS
RESIDENTIAL	2 PER UNIT	1	15	9 TOTAL RESIDENTIAL UNITS (1.6 SPACES/UNIT PROVIDED)
OFFICE (1 HANDICAP)	1 PER EMP/MAX SHIFT	6	6	6 EMPLOYEES MAX FOR ALL OFFICE SPACE
TOTAL PARKING		7	21	1 HANDICAP PARKING SPACE PROVIDED

ZONING INFORMATION

PROVIDED INTENSITY OF USE SCHEDULE – GENERAL COMMERCIAL II

	REQUIRED	EXISTING (#852)	EXISTING (#862)	PROVIDED
LOT AREA	40,000 S.F.	7,144 S.F.	11,098 S.F.	18,244 S.F.
FRONTAGE	150.0'	130.9'±	111.0'±	241.99'
FRONT YARD SETBACK (ROUTE 28)	50.0'	28.9'±	25.1'±	28.9'±
FRONT/REAR YARD SETBACK (PERRY TAYLOR)	50.0'	4.7'±	34.1'±	4.7'±
SIDE YARD SETBACK	25.0'	11.3'±(R)	30.4'±(R), 14.4'±(L)	25.5'± (R)
REAR YARD SETBACK (NONE)	25.0'	N/A	N/A	N/A
TOTAL AREA OF LOT COVERED ¹	----	4,388 S.F.	7,267 S.F.	12,186 S.F.
TOTAL LOT COVERAGE	70.0%	61.4%±	65.4%±	66.7%

1. TOTAL AREA OF DRIVEWAY, PATIOS AND BUILDINGS

SITE NOTES:

- ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
- ALL BITUMINOUS AREAS SHALL MATCH EXISTING TIE IN GRADES
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIGSAFE PRIOR TO COMMENCING ANY CONSTRUCTION
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- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF DENNIS' REQUIREMENTS
- IN THE CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE ALL OTHER DRAWINGS
- REFERENCE GRADING PLANS, UTILITY PLANS AND DETAILS FOR ADDITIONAL NOTES.
- ALL SIGNS SHALL CONFORM TO THE LATEST REVISION OF THE TOWN OF DENNIS SIGN CODE
- A TOWN OF DENNIS STORMWATER PERMIT SHALL BE REQUIRED FOR THE PROPOSED WORK.
- A MASSACHUSETTS STATE HIGHWAY ACCESS PERMIT IS REQUIRED FOR THE PROPOSED WORK
- PLANTINGS SHOWN ON THIS PLAN SHALL BE WARRANTED FOR 3 FULL GROWING SEASONS BY THE INSTALLER, AND MAINTAINED, WATERED AND OTHERWISE CARED FOR TO ENSURE HEALTHY PERMANENT GROWTH. THE DEVELOPER, AND THEN THE OWNERS OF THE UNITS, SHALL REPLACE ANY DEAD OR DAMAGED TREES TO ENSURE THE EFFECTIVENESS OF THIS SCREENING VEGETATION.
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AJM SITE DESIGN, LLC
Residential Site Design and Permitting
4 CRESTVIEW DRIVE
EAST SANDWICH, MA 02537
PHONE: (508) 400-2365

LOCATION:
852 & 862 MAIN STREET
WEST DENNIS, MA 02670

CLIENT:
THREE DOGS HGL LLC
852 MAIN STREET
WEST DENNIS MA 02670

DRAWING TITLE:
PROPOSED SITE PLAN

SCALE: 1"=20' **DATE:** 09/27/2025 **DRAWING NO.:** 4 OF 8

REVISIONS		
NO.	DATE	DESCRIPTION

N/F
TOWN OF DENNIS
EZRA BAKER SCHOOL
810 MAIN STREET
MAP/PARCEL 83/30

CB3
RM=102.15

PROPOSED CRUSHED
STONE PARKING
AREA

PROPOSED TRASH
ENCLOSURE

PROPOSED FLOWERING
DOGWOOD (TYP. OF 7)

PROPOSED 6'
CEDAR FENCE

N/F
KENYON TRUST
PAULA M KENYON, TRUSTEE
872 MAIN STREET
MAP/PARCEL 84/39

PROPOSED LIMIT OF
SOIL ABSORPTION
SYSTEM

PROPOSED LIMIT OF
SEPTIC TANK

PROPOSED FUTURE
SEWER CONNECTION POINT

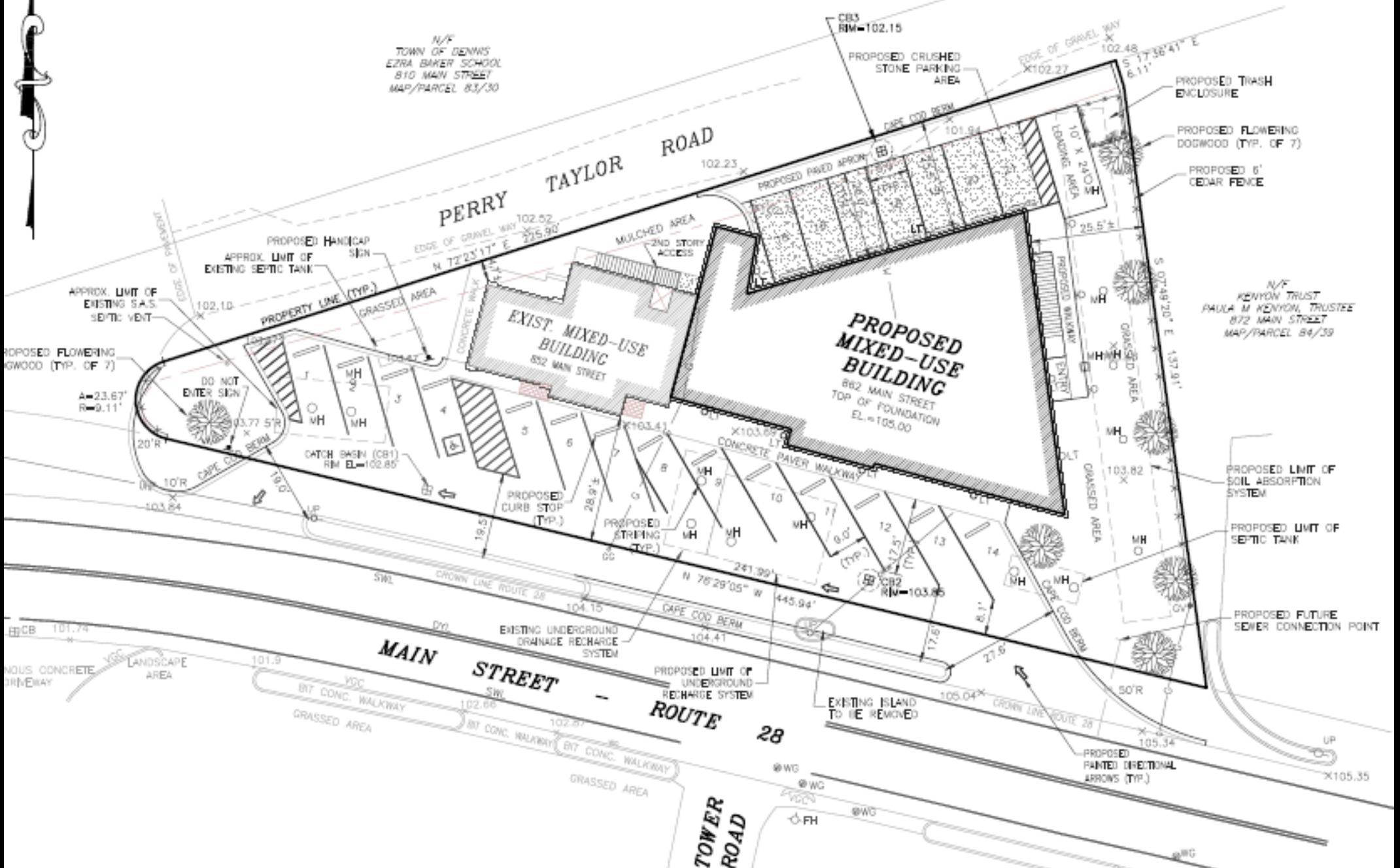
PERRY TAYLOR ROAD

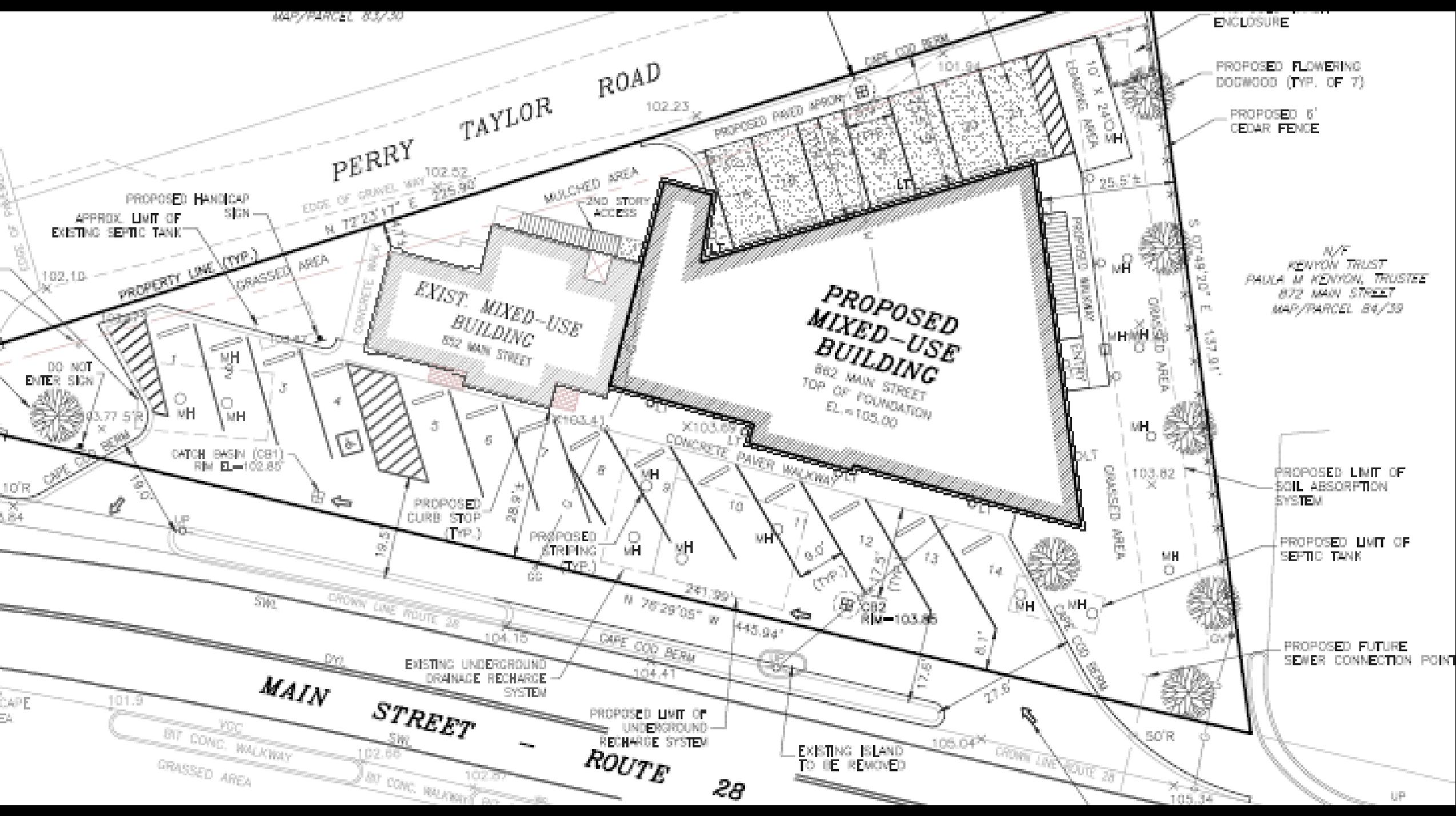
EXIST. MIXED-USE
BUILDING
852 MAIN STREET

PROPOSED
MIXED-USE
BUILDING
862 MAIN STREET
TOP OF FOUNDATION
EL.=105.00

MAIN STREET -
ROUTE 28

TOWER ROAD





PERRY TAYLOR ROAD

MAIN STREET
ROUTE 28

EXIST. MIXED-USE BUILDING
852 MAIN STREET

PROPOSED MIXED-USE BUILDING
862 MAIN STREET
TOP OF FOUNDATION
EL. = 105.00

ENCLOSURE
PROPOSED FLOWERING DOGWOOD (TYP. OF 7)
PROPOSED 6' CEDAR FENCE

N/F
KENYON TRUST
PAULA M KENYON, TRUSTEE
872 MAIN STREET
MAP/PARCEL 84/39

PROPOSED LIMIT OF SOIL ABSORPTION SYSTEM

PROPOSED LIMIT OF SEPTIC TANK

PROPOSED FUTURE SEWER CONNECTION POINT

EXISTING ISLAND TO BE REMOVED

DO NOT ENTER SIGN

PROPOSED HANDICAP SIGN
APPROX. LIMIT OF EXISTING SEPTIC TANK

CATCH BASIN (CB1)
RIM EL. = 102.85

PROPOSED CURB STOP (TYP.)

PROPOSED STRIPING (TYP.)

PROPOSED LIMIT OF UNDERGROUND RECHARGE SYSTEM

EXISTING UNDERGROUND DRAINAGE RECHARGE SYSTEM

PROPERTY LINE (TYP.)
GRASSED AREA

GRASSED AREA

GRASSED AREA

GRASSED AREA

BIT CONG. WALKWAY

BIT CONG. WALKWAY

CROWN LINE ROUTE 28

UP

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ZONING INFORMATION

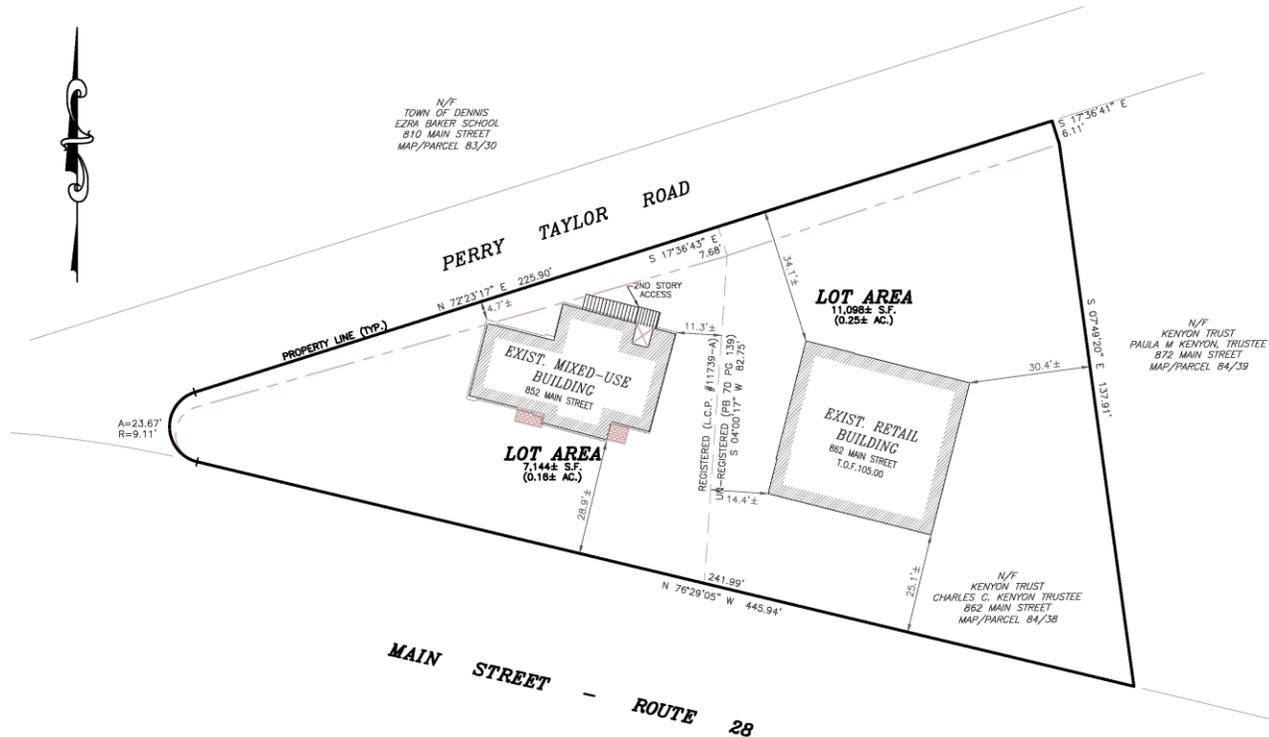
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	<u>REQUIRED</u>	<u>EXISTING (#852)</u>	<u>EXISTING (#862)</u>	<u>PROVIDED</u>
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DENNIS PLANNING BOARD

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: _____

NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING ORDINANCE REQUIREMENTS HAS BEEN MADE OR INTENDED BY THE ABOVE ENDORSEMENT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AMENDED JANUARY 7, 1988

DATE _____ JOHN Z. DEMAREST JR., P.L.S.

OWNER OF RECORD:

THREE DOGS HGL LLC
852 MAIN STREET
WEST DENNIS, MA 02670

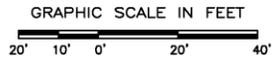
REFERENCES:

CERTIFICATE #220852
LAND COURT PLAN #11739-A2

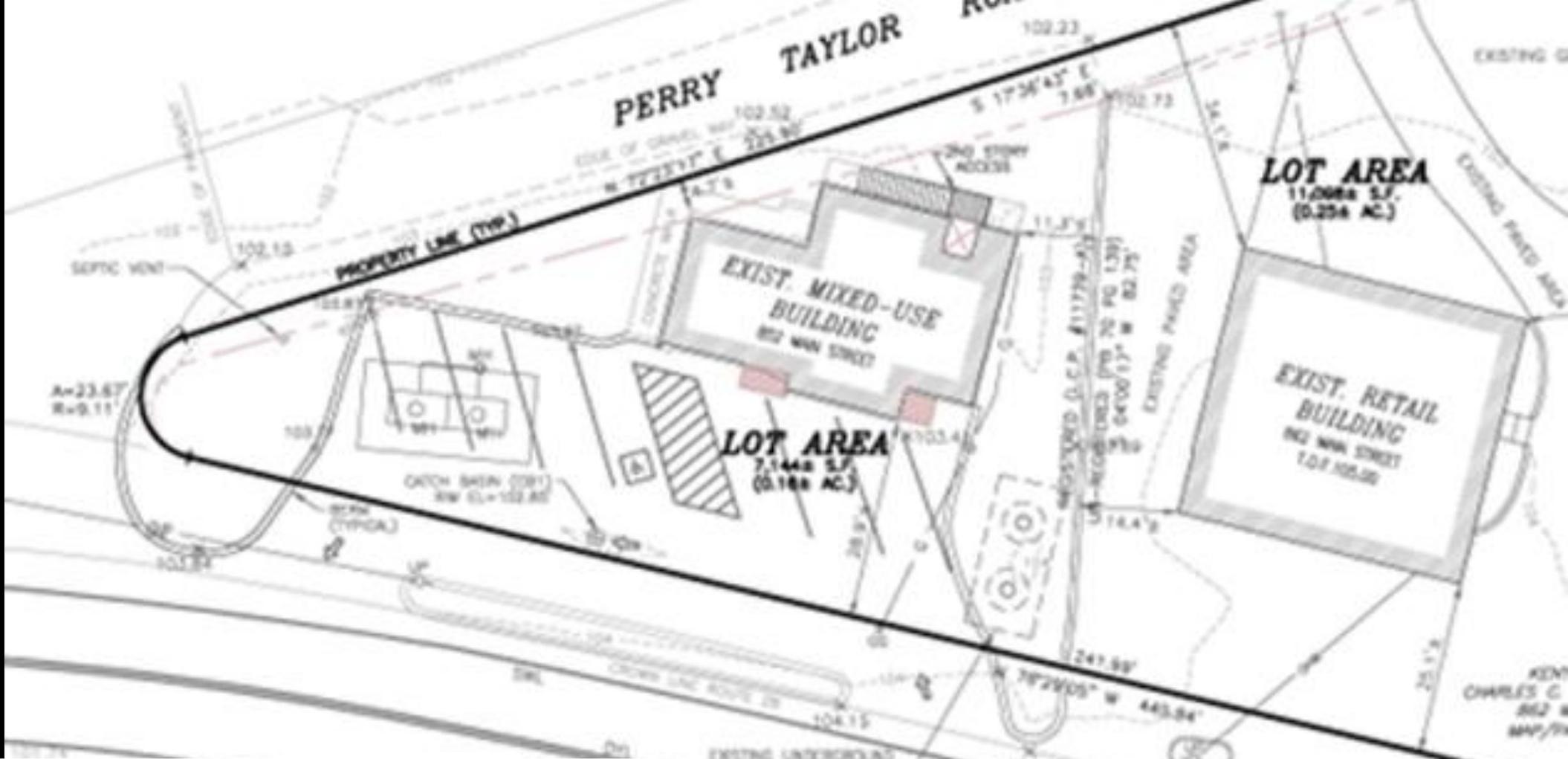
ASSESSORS MAP 84 PARCEL 37

WORKING PLAN
852 & 862 MAIN STREET
WEST DENNIS, MA

PREPARED FOR:
THREE DOGS HGL, LLC
SCALE: 1" = 20' OCTOBER 30, 2025



DEMAREST LAND SURVEYING
338 MAYFAIR ROAD
SOUTH DENNIS, MA 02660
508-364-9049



**CONDITIONS
2019**

The applicant will meet the following conditions:

- (1) conform with stormwater regulations,
- (2) **obtain State approval for curb cut,**
- (3) Seek PB waiver of one parking space,
- (4) the second-floor apartment will be used only as a security apartment.

☰ Summarize this email

McConarty, Cindy (DOT) <Cindy.McConarty@dot.state.ma.us>

to me, Kerri, Paul ▾

📧 Feb 21, 2025, 3:13 PM



Good Afternoon,

Unfortunately, given the lapse of time since the subject Permit Application was submitted (refer to 700 CMR 13.05.7) and the described change/increase in scope, you will need to withdraw the Application (#5-2020-0121) and apply for a new Driveway Access Permit. To assist in your preparation of your submittal package, you may utilize the review comments our office released on 4/2/2020 (refer to attached). It should be noted that all local, environmental, and state permits/approvals will need to be attained and submitted/uploaded prior to submitting the new Permit Application. Also, all recorded land transfer/ownership plans/details will need to be submitted/uploaded. It appears that the comments made regarding vehicular parking changes, the discussions required with the Ezra Baker Elementary School, along with the other various comments made, should assist in your development of a revised plan set, while also affording you some discussion points to help facilitate your local permitting efforts. Should you have any questions, please let me know, otherwise we will wait for you to withdraw Permit Application #5-2020-0121 and submit a new Permti Applciation once all other required Permtitting has been obtained.

Thank You

Cindy A. McConarty

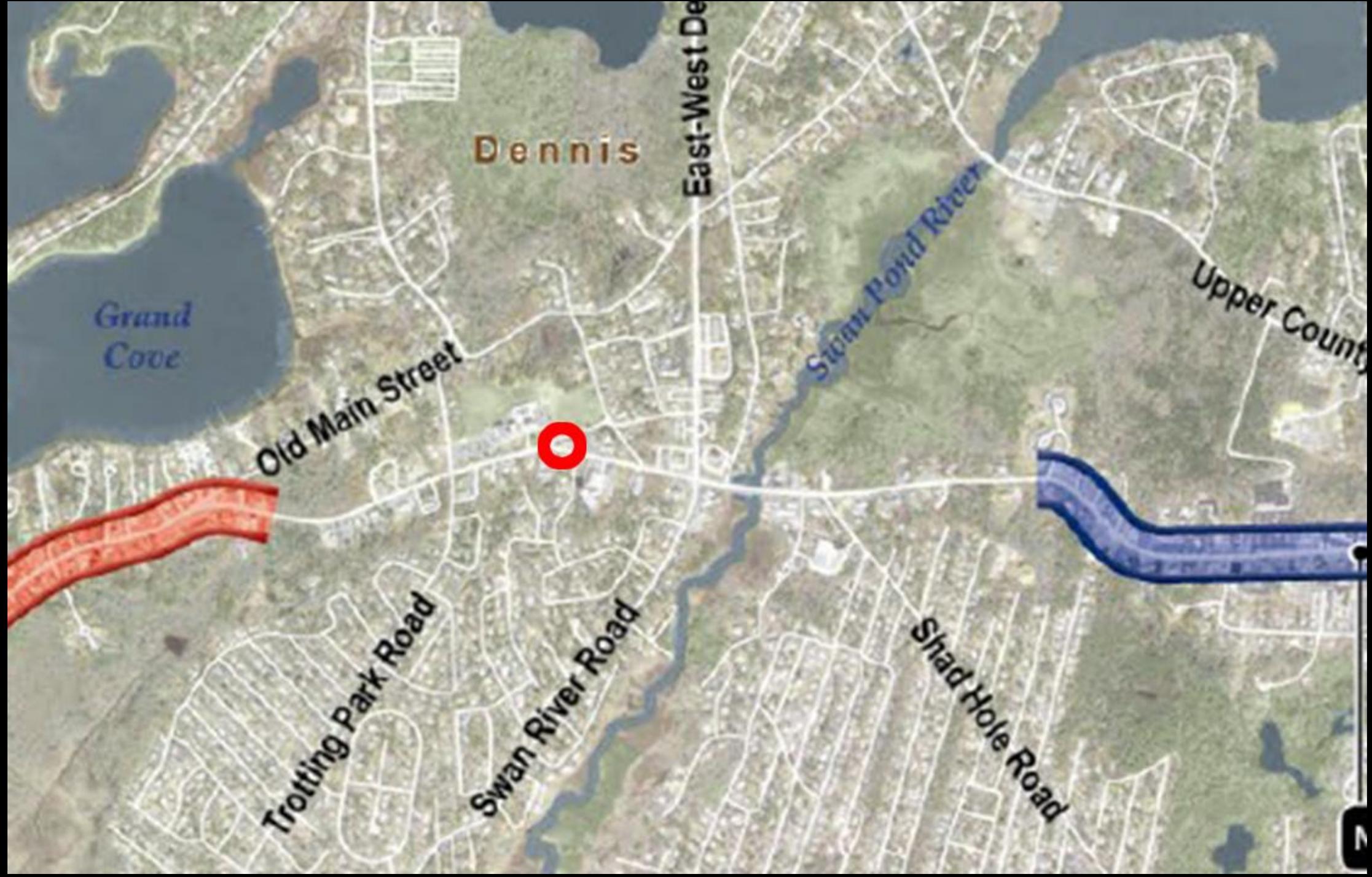
District Economic Development Engineer

Permits Office: 857.368.5230



Route 28 Corridor Improvements





Dennis

East-West De

Grand Cove

Old Main Street

Swan Pond River

Upper County

Trotting Park Road

Swan River Road

Shad Hole Road



Proposed Cross Section – 10' Shared Use Path



ILLUSTRATIVE PERSPECTIVE VIEW 2

WEST DENNIS RT 28

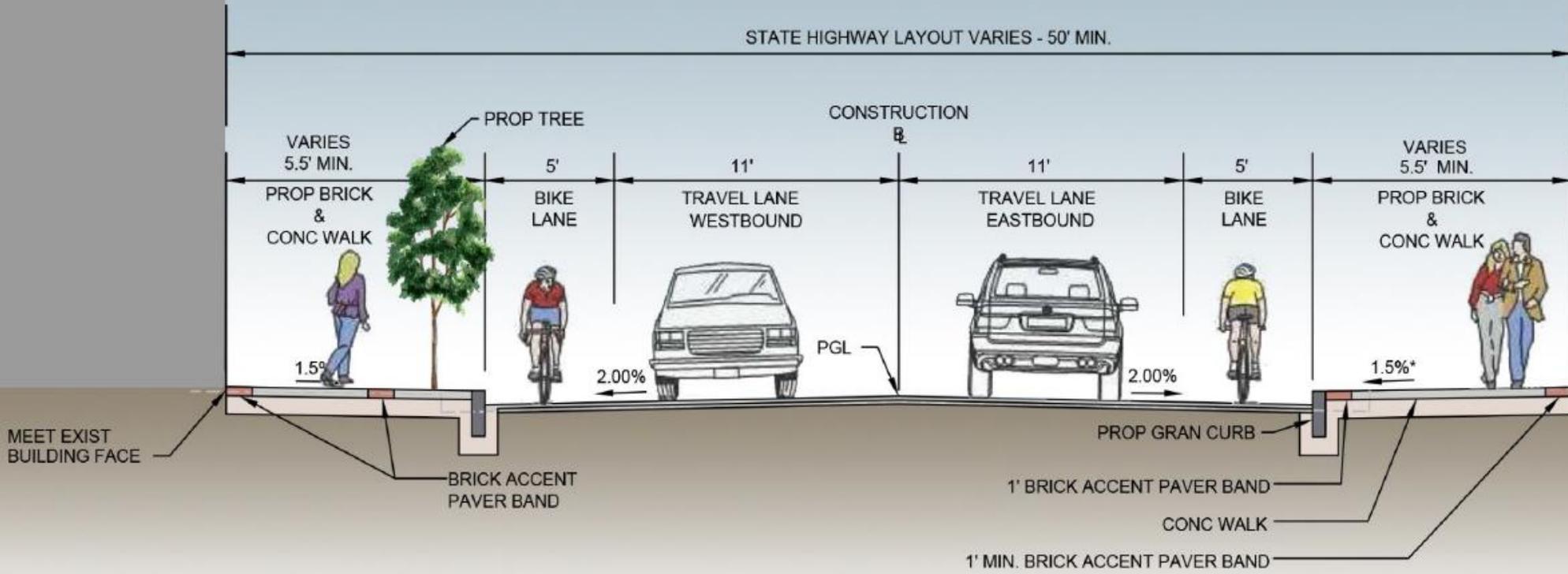
SOURCE: VHB

DATE: 2023.06.22



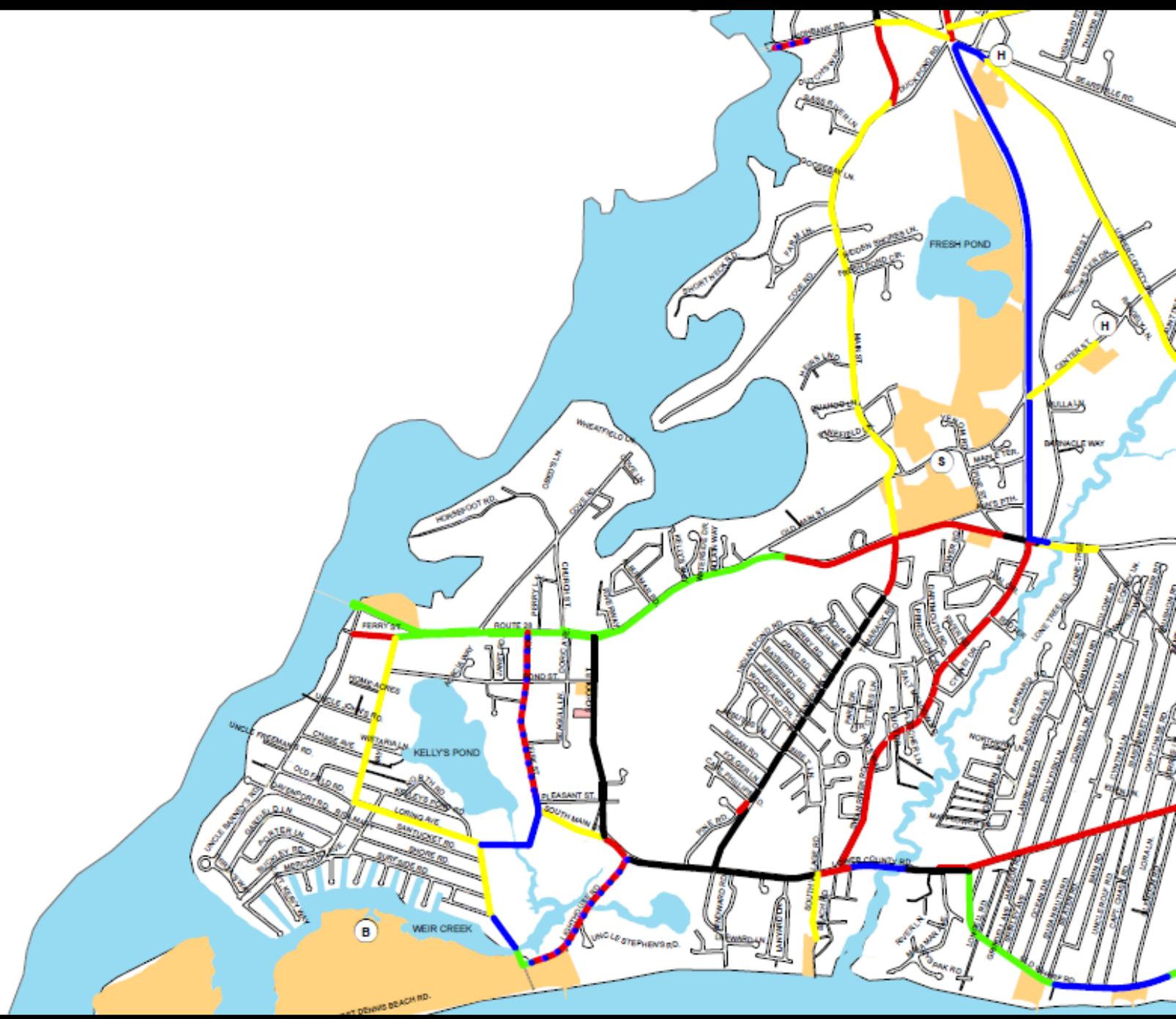
Design History

Dennis Port Cross Section



- EXISTING SIDEWALK
- PROPOSED AND IN DEVELOPMENT
- FUTURE CONSIDERATION
- COMPLETED
- COMPLETED SINCE 2012
- ⋯ RESURFACED SINCE 2012
- POST OFFICE LOCATIONS
- LOCAL ATTRACTIONS
- WATER_FEATURES

- B BEACH
- P PARK
- S SCHOOL
- H HOUSING



Planning Submission Approval - 08.30.2025

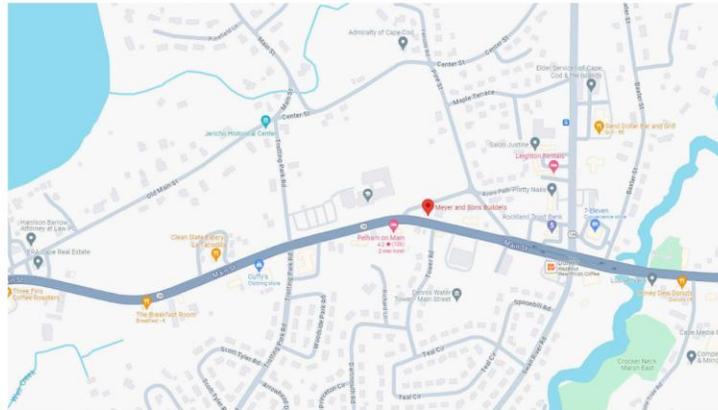
852 Main St. Expansion

852 Main Street (Route 28)
West Dennis, MA 02670



DRAWING INDEX	DRAWING NAME
001	COVER SHEET (LOCALS MAP, PAVING PHOTOS AND ZONING/PROJECT AREA INFORMATION)
B.12	EXTERIOR SIGNAGE
A.01	FIRST FLOOR PLAN
A.02	FIRST FLOOR PLAN
A.10	FLOOR PLAN
A.11	FLOOR PLAN
A.12	FLOOR PLAN
A.13	FLOOR PLAN
A.21	SECTION
A.22	SECTION

1 Drawing Index



2 Locus Map



3 Existing Photos

Stamp & Signature



Revisions

Date	Revision



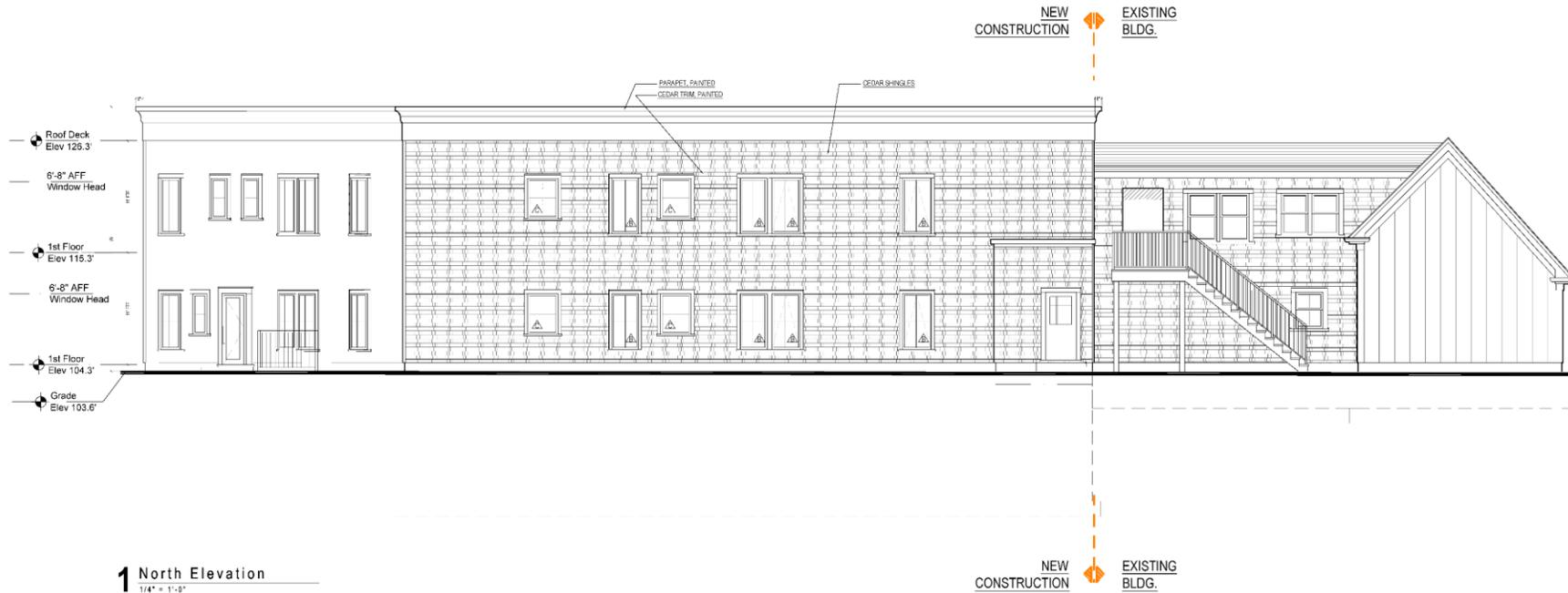
852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

Cover Sheet

G.1.1

August 30, 2025

Planning Submission Approval - 08.30.2025



Stamp & Signature



Revisions

Date	Revision



852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

Elevations

A.2.2

August 30, 2025

Planning Submission Approval - 08.30.2025



1 South [Front] Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

Stamp & Signature



Revisions

Date	Revision



DESIGN • BUILD • RENOVATE • SEPTIC
HOME WATCH • SOLAR • REAL ESTATE
508-363-2922

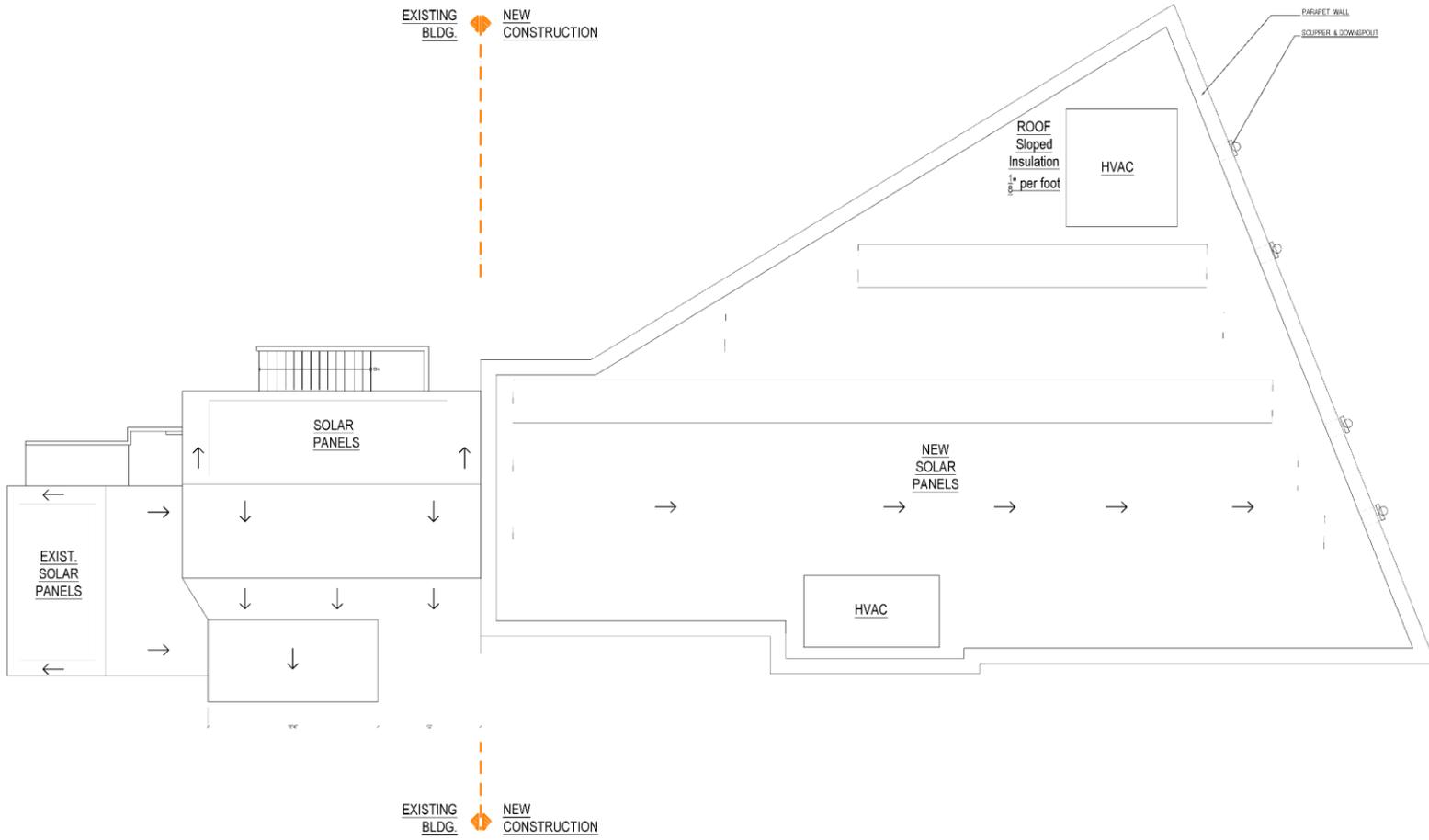
852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

Elevations

A.2.1

August 30, 2025

Planning Submission Approval - 08.30.2025



1 Roof Plan
3/16" = 1'-0"

Stamp & Signature



Revisions

Date	Revision



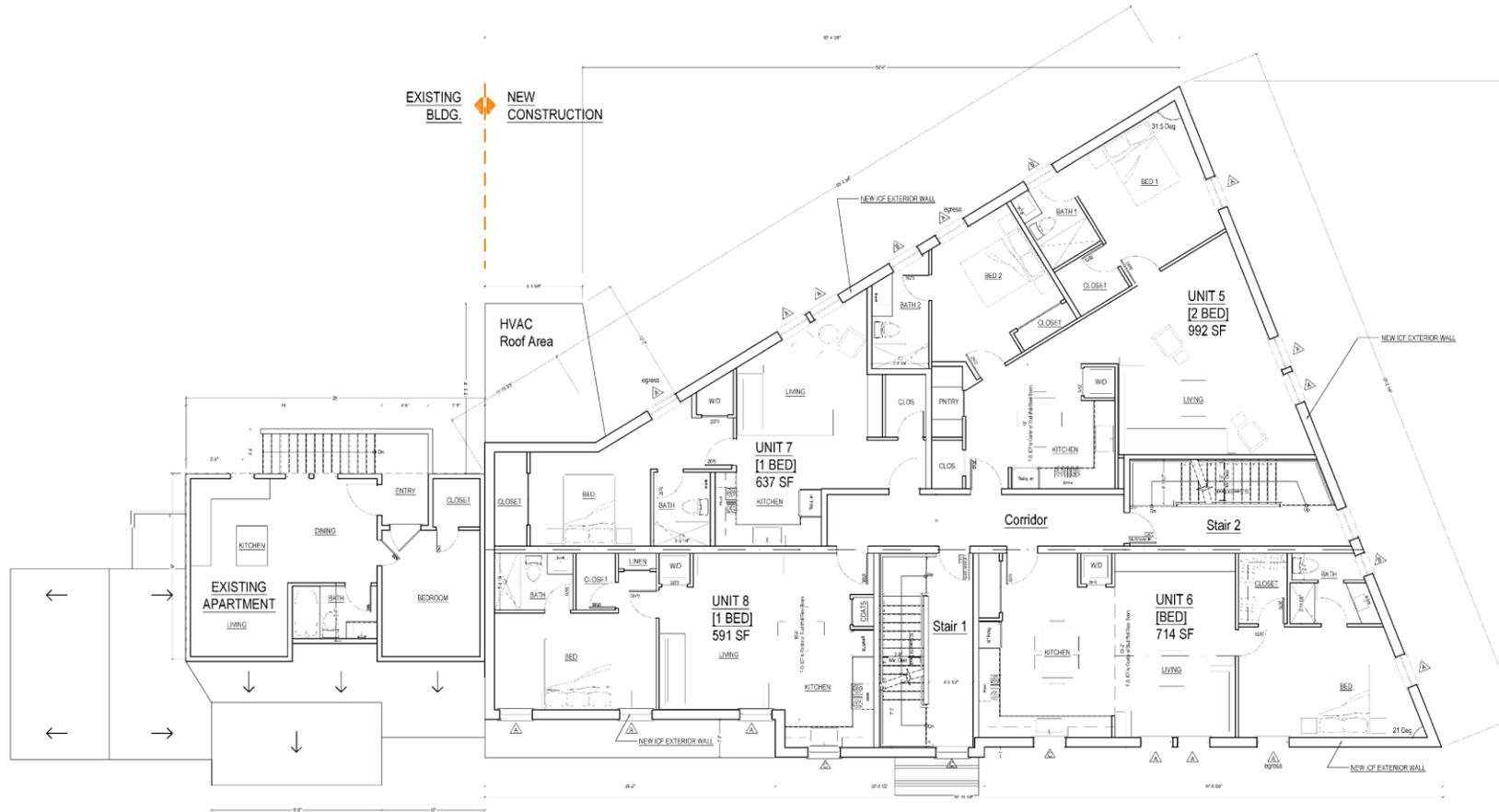
852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

Roof Plan

A.1.3

August 30, 2025

Planning Submission Approval - 08.30.2025



3619 TOTAL GROSS SQUARE FEET AT ADDITION - 2ND FLOOR

1 Second Floor Plan
1/4" = 1'-0"

Stamp & Signature

Lauran O'Neal
RESIDENTIAL DESIGN

Revisions

Date	Revision

MEYER + SONS
DESIGN • BUILD • RENOVATE • SERVICE
HOME WATCH • SOLAR • REAL ESTATE
508-343-2932

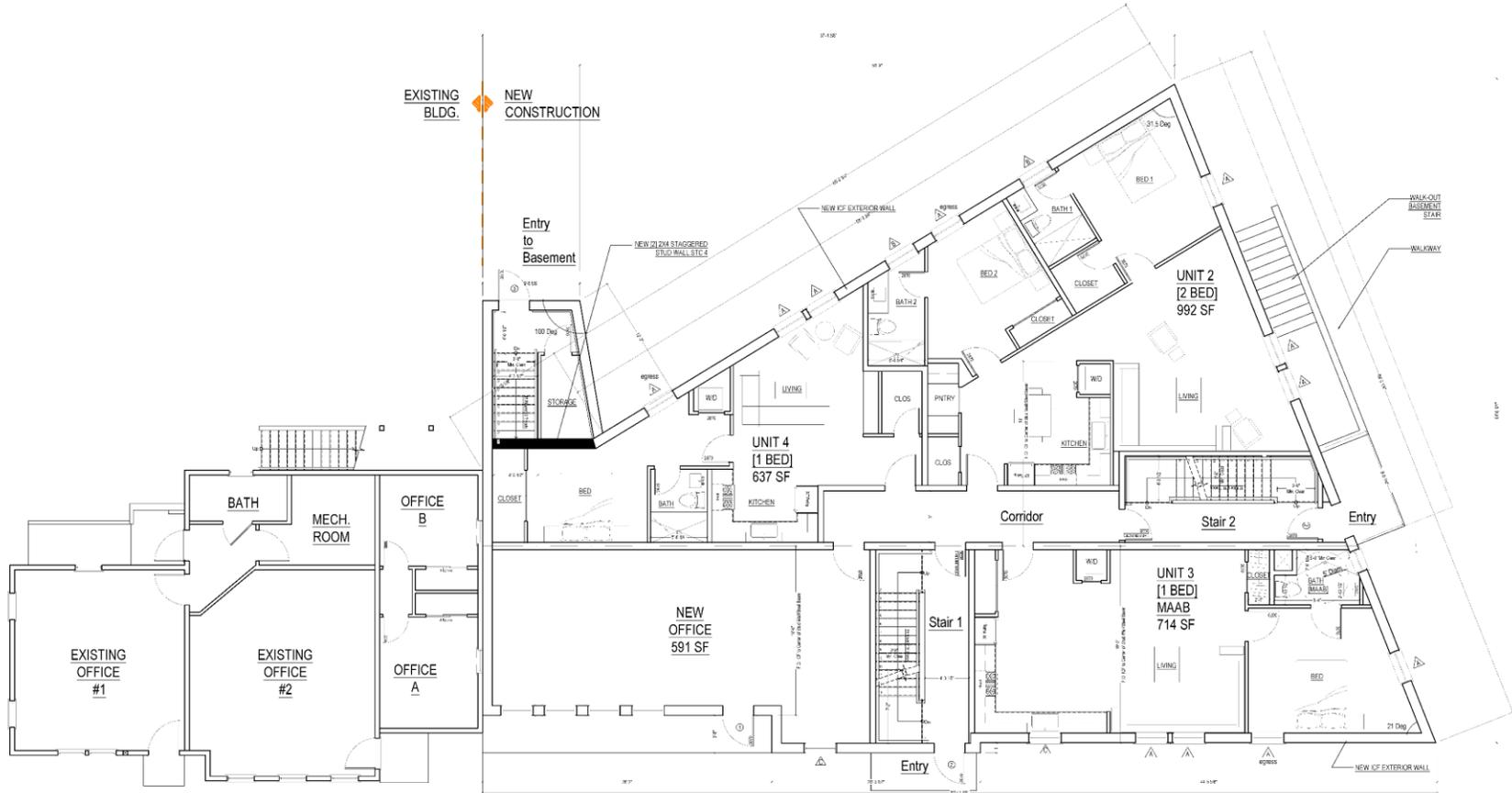
852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

Second Floor Plan

A.1.2

August 30, 2025

Planning Submission Approval - 08.30.2025



3733 TOTAL GROSS SQUARE FEET AT ADDITION - 1ST FLOOR

1 First Floor Plan
3/16" = 1'-0"

Stamp & Signature



Revisions

Date	Revision



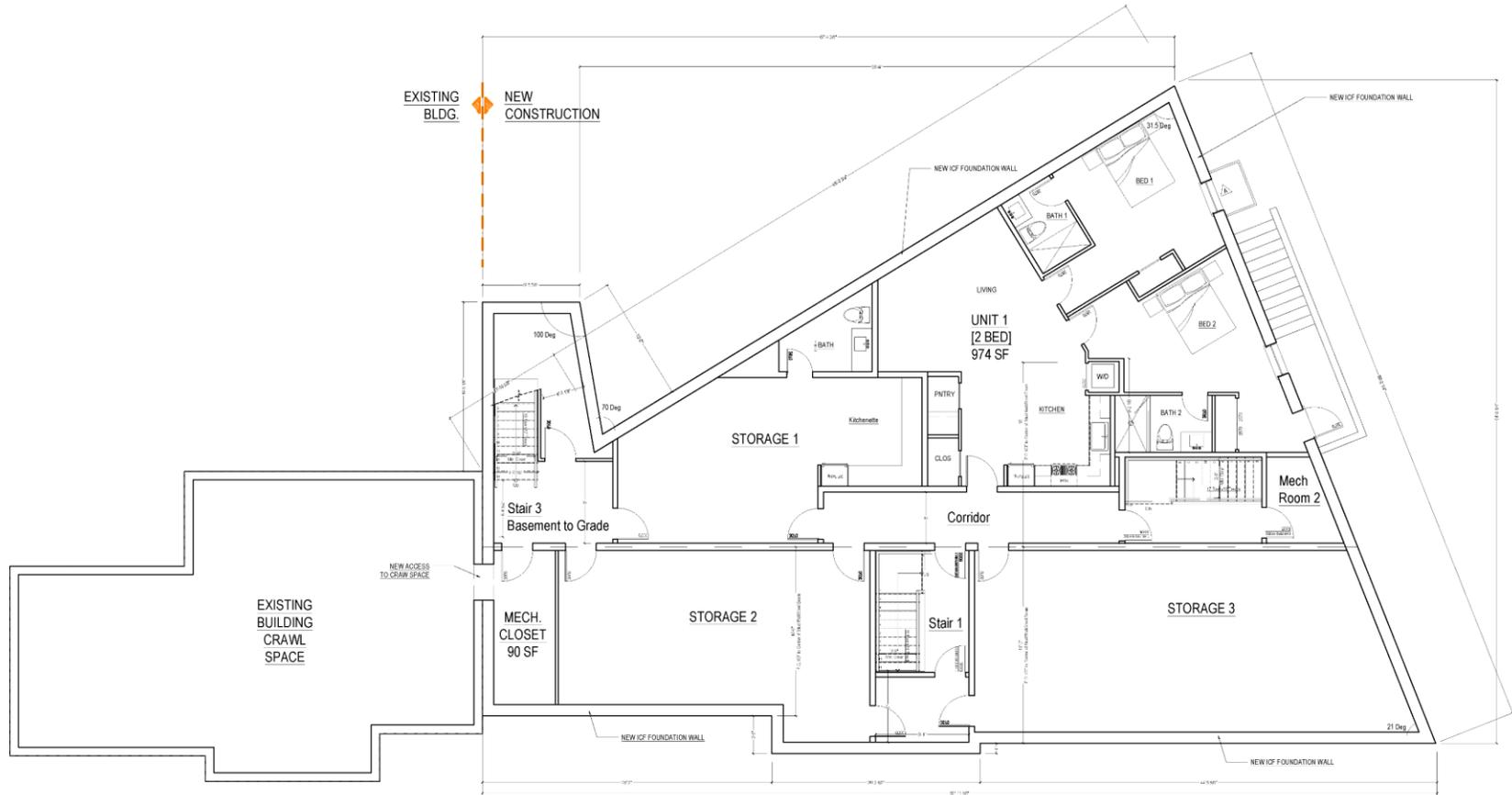
852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

First Floor Plan

A.1.1

August 30, 2025

Planning Submission Approval - 08.30.2025



3719 TOTAL GROSS SQUARE FEET AT ADDITION - BASEMENT

1 Basement Plan
3/16" = 1'-0"

Stamp & Signature



Revisions

Date	Revision



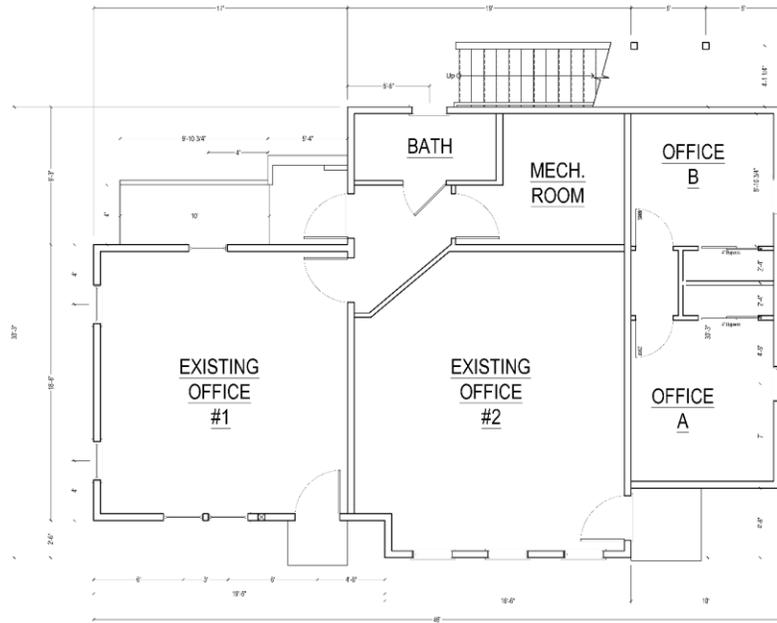
852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

Basement Plan

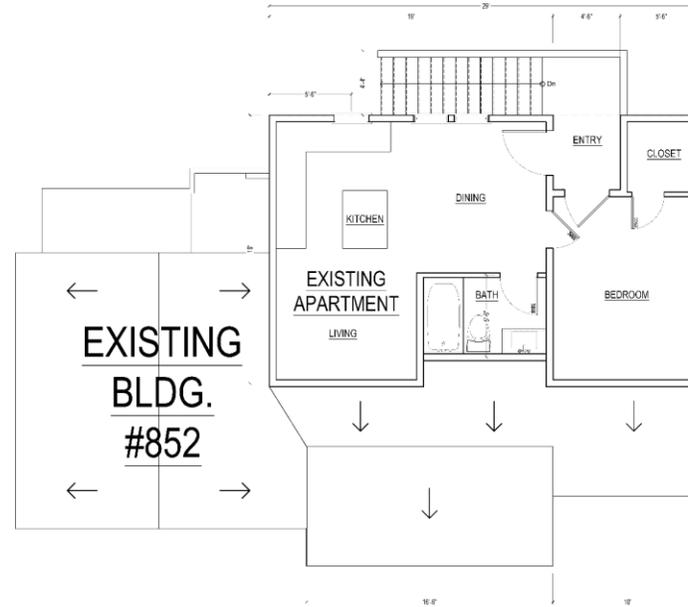
A.1.0

August 30, 2025

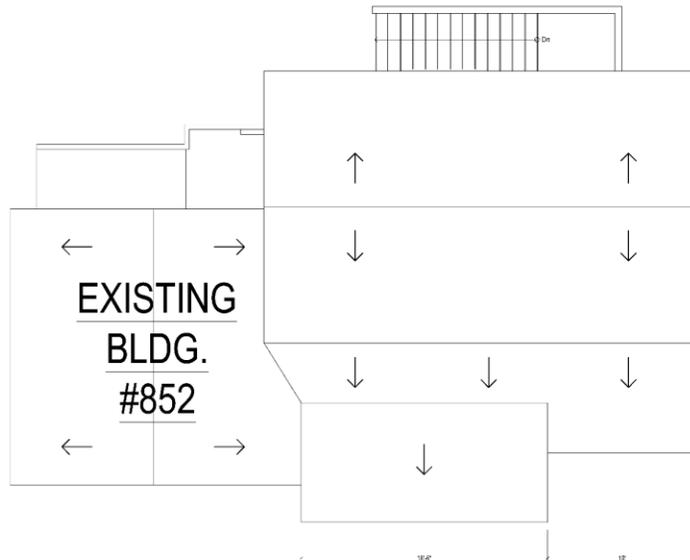
Planning Submission Approval - 08.30.2025



1 Existing First Floor Plan
1/4" = 1'-0"



2 Existing Second Floor Plan
1/4" = 1'-0"



3 Existing Roof Plan
1/4" = 1'-0"

Stamp & Signature



Revisions

Date	Revision



852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

**EXISTING
FIRST
FLOOR PLAN**

A.0.1

August 30, 2025



1 Detail & Finish Color at Window/Door Trim



2 Lap Siding



3 Cornice Detail at Addition

Stamp & Signature



Revisions

Date	Revision



852 Main St. Expansion
852 Main Street
West Dennis, MA 02670

**EXTERIOR DETAIL
AND FINISH**

G.1.2

August 30, 2025

THREE DOGS HGL, LLC MIXED - USE EXPANSION

at

852 & 862 MAIN STREET, WEST DENNIS, 02670

APPLICANT

THREE DOGS HGL LLC
852 MAIN STREET,
WEST DENNIS MA 02670

PARCEL INFORMATION

STREET ADDRESS 852 & 862 MAIN STREET, WEST DENNIS
MAP 84
PARCEL 37 (#852) & 38 (#862)
CERTIFICATE 220652 (#852)
DEED BOOK/PAGE 70/139 (#862)
PLAN REF. 11739A-2, 82/87 & 69, 70/139
LOT SIZE 7,144 SF. (#852), 11,098 SF. (#862)

ZONING DISTRICT

GENERAL COMMERCIAL II (GCII)

GENERAL NOTES:

1. THE SUBJECT PROPERTIES ARE NOT LOCATED WITHIN ANY AREAS MAPPED BY THE NATURAL HERITAGE ENDANGERED SPECIES PROGRAM AS PRIORITY HABITATS OF RARE SPECIES OR ESTIMATED HABITATS OF RARE WILDLIFE
2. THE SUBJECT PARCEL IS NOT WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE
3. NO AREAS EXIST WITHIN THE SUBJECT PARCEL THAT ARE SUBJECT TO THE WETLANDS PROTECTION ACT
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A ZONE II WELLHEAD PROTECTION AREA
5. THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY

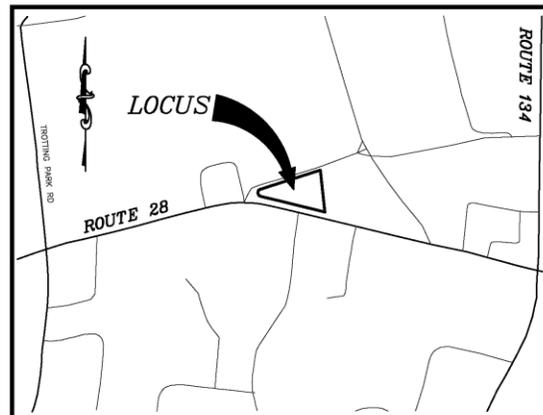
REQUESTED HEALTH DEPARTMENT VARIANCES

TOWN OF DENNIS SUBSURFACE DISPOSAL OF SEWAGE REGULATIONS -- SECTION (9) & 310 CMR 15.211(1) OF THE STATE ENVIRONMENTAL CODE

- MINIMUM SETBACK DISTANCE -- MINIMUM SETBACK DISTANCE FROM S.A.S. TO A FULL FOUNDATION SHALL BE 20 FEET. S.A.S. IS LOCATED ±10.0 FEET FROM THE FOUNDATION. A VARIANCE OF ±10.0 FEET IS REQUESTED.
- MINIMUM SETBACK DISTANCE -- MINIMUM SETBACK DISTANCE FROM S.A.S. TO PROPERTY LINE SHALL BE 10 FEET. S.A.S. IS LOCATED ±5.3' FEET FROM THE PROPERTY LINE. A VARIANCE OF ±4.7 FEET IS REQUESTED.

TOWN OF DENNIS SUBSURFACE DISPOSAL OF SEWAGE REGULATIONS -- 310 CMR 15.248 OF THE STATE ENVIRONMENTAL CODE

- A VARIANCE IS REQUESTED FOR NO RESERVE AREA PROVIDED FOR AN INCREASE IN FLOW



LOCUS MAP

GRAPHIC SCALE: 1 INCH = 2,000 FEET

REQUESTED WAIVERS FOR MINOR DEVIATIONS:

- REF. SECTION 3.1.5.2 - NO PARKING OR LOADING SHALL BE LOCATED WITHIN 20 FEET OF STREET LINE AND 10 FEET OF A SIDE PROPERTY LINE. PARKING IS LOCATED 5.8' FROM A SIDE PROPERTY LINE AND 2' FROM STREET NO CLOSER THAN EXISTING
- REF. SECTION 3.1.5.3 - NO MULTI-FAMILY DWELLING PARKING IN YARD SETBACK
- REF. SECTION 3.1.6.1 - PARKING AREAS DESIGNED TO ELIMINATE NEED FOR BACKING INTO ROADWAYS.
- REF. SECTION 3.1.6.6 - PARKING AREAS OF 5 OR MORE SPACES TO HAVE AT LEAST ONE TREE WITHIN 5 FEET OF PARKING
- REF. SECTION 3.1.7.2 - THE NUMBER OF PARKING SPACES REQUIRED FOR A MULTIPLE DWELLING MAY, BY SPECIAL PERMIT, BE REDUCED TO NOT LESS THAN ONE PER FAMILY FOR THE DURATION OF ANY SPECIAL OCCUPANCY UPON BOARD OF APPEALS DETERMINATION THAT THE FAMILY SIZE OR AGE CHARACTERISTICS OF THE OCCUPANTS WILL REDUCE THE NEED FOR THE NUMBER OF SPACES OTHERWISE REQUIRED; AND THAT SUFFICIENT AREA IS AVAILABLE AND WILL BE RETAINED TO PROVIDE SUCH OTHERWISE REQUIRED SPACES.
- REF. SECTION 4.9.2.1 - DENSITY INCREASES SHALL BE ALLOWED BY SPECIAL PERMIT FOR AFFORDABLE HOUSING DEVELOPMENTS AS GOVERNED BY SECTION 4.9.2, AND ANY DENSITY INCREASES SHALL BE ADDRESSED IN COMPLIANCE WITH SECTIONS 4.9.2.2.1-4.9.2.2.2 OF THE BY-LAW.

INDEX OF DRAWINGS

SHEET NO.	TITLE
1 OF 8	TITLE SHEET
2 OF 8	EXISTING CONDITIONS PLAN
3 OF 8	PROPOSED 852 & 862 MAIN STREET ANR PLAN
4 OF 8	PROPOSED SITE PLAN
5 OF 8	PROPOSED GRADING PLAN
6 OF 8	PROPOSED UTILITY PLAN
7 OF 8	DETAIL SHEET 1
8 OF 8	DETAIL SHEET 2

PREPARED BY:



Parking

The proposed combined lots & project will consist of an extension of the existing angled parking across the front of the building as well as new parking spaces at the rear. In total, the number of parking spaces will increase from the existing 7, to 21. The 21 numbered parking spaces will be left unassigned (with the exception of the designated handicap parking spot), allowing the commercial tenants to utilize on-site parking during normal business hours when resident vehicles are less likely to be on-site. Outside of normal business hours, the parking spots will become fully available for residential tenant use. The 6 additional rear parking spots will be crushed stone rather than pavement to decrease the amount of impervious square footage. The traffic pattern in the paved parking area extension will follow the existing one-way traffic pattern.

Final Considerations

Legal taking of Perry Taylor Road was completed in the early 1950s. Portions of land were taken from each of the four abutting owners to create a 25 foot roadway named Perry Taylor. In the process of this legal taking, a small section of land was left undescribed and therefore unclaimed. We are requesting that the Planning Board release this unclaimed parcel to Three Dogs HGL LLC for the consideration of development rights. In regards to the existing conditions of Perry Taylor Road and the continued use and impact of the development, we are requesting two improvements to be completed by the Town of Dennis. They are as follows;

1. Perry Taylor Road becomes a permanent one-way access road with a West to East direction (from Ezra H Baker Elementary School towards Pine Street). In doing so, the previously discussed hazardous traffic pattern will be eliminated. The result of this will be less unregulated traffic headed into and out of the Ezra H Baker Elementary School from Perry Taylor Road. Concerns for the safety of students and adults attending the school arise when Perry Taylor Road is utilized as an unauthorized parking lot during pick-up, drop off, and scheduled school events. Delegating this roadway as a one way will eliminate most of the dangerous traffic that enters the active school zone.
2. The Town of Dennis makes necessary enhancements (pave roadway & install drainage) to the existing condition of Perry Taylor Road. On any given day, Perry Taylor Road is affected and deteriorated by excessive traffic and foul weather. In recent months, the conditions of Perry Taylor Road have significantly worsened due to the ongoing sewer project in the surrounding area. Large dump trucks, backloaders, and other heavy equipment pass down the road daily. In the past three months, Dennis DPW has responded to level the road's surface in an attempt to mitigate the constant disturbance of the roadway. However, the current state of the road reflects large potholes and flooding which pose a significant threat to pedestrian and vehicular traffic.

Existing Conditions

The existing plot at 852 Main Street, occupies a total of 7,144 SF of which a footprint of 1,103 SF was established by Special Permit on November 25, 2019 as a mixed-use building. The building footprint consists of two office spaces, one residential unit and abuts both Route 28 and Perry Taylor Road. The existing structure is fully equipped with a fire suppression system which is centrally monitored. Additionally, the 27-panel solar system was installed on the building in 2022 to decrease the overall carbon footprint with the intent to operate as a Net-Zero building.

The existing plot at 862 Main Street encompasses a total of 11,098 SF of which 1,638 SF is occupied by the existing underutilized retail/commercial space. The existing structure was built in 1930 and is in need of extensive rehabilitation. Minor alterations were completed in 2005 & 2006, both of which did little to nothing to increase the desirability of the plot of land. The existing lot offers the opportunity of hazardous cut-through traffic patterns due to its centralized location between Route 28, Perry Taylor Road and Tower Road. This pattern is exacerbated by the abutting Ezra H Baker Elementary School which sees high traffic during school hours (especially during pick-up and drop-off).

Proposed Conditions - Combined Lots

After 3 or 4 variations of building footprint and site layout have been presented, including one that expunged Perry Taylor Road, the town planner has mutually agreed that this final version takes into consideration each of the difficult attributes that the site has presented. The proposed mixed-use building will have a total square footage of 11,071 of which the building footprint will be 3,719 SF. Dennis legal council has consulted on the matter, with specific regard to the unclaimed portion of land and Three Dogs HGL LLC not being allowed to carry any nonconformities across the 862 property.

Residential Housing

As mentioned, the proposed building will comprise 8, 1 & 2 bedroom apartments, of which 2 will be delegated as affordable housing. These apartments will encourage long-term residency on Cape Cod and assist the Cape in supporting local businesses year-round. Though Cape Cod benefits greatly from the presence of tourism and seasonal homeowner occupancy in the summer, its population depletes in the "off-season" due to lack of housing inventory, affordable and otherwise. By adding year-round housing units to the rental market on Cape Cod, we aim to attract permanent residents who will contribute to the economic growth of the Town of Dennis and surrounding communities. By aiming for the expansion of 852 Main Street to continue its status as a Net-Zero facility, we will implement green initiatives such as an increase in solar power, Energy Star rated appliances, LED lighting, and innovative Insulated Concrete Forms (ICF) to ensure reduced heat loss. ICF will benefit the proposed structure by providing high wind and disaster resistance, superior sound dampening, and top-of-the-line structural integrity. The combination of these elements will dramatically decrease utility



costs for residential tenants during their residency, subsequently reinforcing affordability across all 8 units.

Drainage

The subsurface drainage that services the existing building will be expanded in the front of the building. An additional drainage structure will be installed at the rear of the new building. Both subsurface drainage areas will contain both rooftop and parking stormwater. As a landscape feature, several Dogwood trees are being planted on the property and will encourage natural stormwater management. All subsurface drainage will be managed onsite.

Landscaping

Three Dogs HGL LLC is committed to enhancing the aesthetics of Route 28 through intuitive and practical landscaping elements. The east side of the building will boast a fenced in communal, open-air space highlighting an astro-turf lawn. By substituting astro-turf for natural grass, the overall water usage of the building will be dramatically diminished and cumulative nitrogen loads will be eliminated from the site. Seven native flowering Dogwood trees will be strategically planted throughout the property, not only to enhance the visual appeal of the building & ensure privacy to its tenants, but to reinforce environmental health by sequestering CO2 from the atmosphere into the soil. Additionally, these improvements to the landscape will support local wildlife by providing a source of food and shelter for birds and other native animals.

Transportation

The proposed project is centrally located along Route 28, which is conveniently serviced by the CCRTA "H20" line. Easily accessible pickup locations can be found at Dennis Crossing and the Dennis Port Municipal parking lot. Alternatively, the CCRTA buses (by policy) can be flagged down anywhere along Route 28 where a passenger can be safely picked up. The "H20" line services shopping centers including Patriot Square in South Dennis and Yarmouth Crossing in South Yarmouth. Both shopping centers offer an abundance of local restaurants, shops, and open air spaces to meet everyday needs. The CCRTA and location of the proposed apartments on Route 28 allows for tenants to live and work on Cape Cod without the need for a personal vehicle. In addition, Route 28 is equipped with sidewalks to encourage pedestrian foot traffic and ensure the safety of local residents. It is our understanding that continual improvements to the sidewalks along MA Highway Route 28 will take place by MASSDOT in the near future. The proposed building will bolster the evolving commercial landscape along Route 28 which had seen sparse improvements up until recent years.



December 9, 2025

Town of Dennis Planning Board
Attn: Paul Foley, Town Planner
Dennis Town Hall
685 Route 134
South Dennis MA 02660

RE: Special Permit Narrative - Mixed-Use Building - 852 Main Street, West Dennis MA 02670

Dear Town of Dennis Planning Board and Staff,

We, Three Dogs HGL LLC, respectfully submit the following Special Permit Application for review by the Planning Board on January 12, 2026. Please find below a Project Narrative detailing proposed work including the redevelopment of an existing inadequate retail building to a new mixed-use structure that will house a mix of 8, 1 & 2 bedroom apartments, one commercial space and three storage units. The property is situated in between Route 28 and Perry Taylor Road, making it a corner lot in the General Commercial II zoning district. Its specific location between a state highway and a town road poses specialized adversities to redevelopment.

Additionally, a new TitleV septic system will be constructed and installed to handle the increased flow of the proposed building. A total of 14 new parking spaces will be added to the existing 7 spaces for a combined total of 21 parking spaces (including 1 handicap spot) to accommodate the mixed-use tenants of the proposed structure. Two of the eight proposed apartments will be delegated as affordable housing to meet the growing long-term housing needs of Cape Cod. The proposed structure will be subject to Dennis Zoning Bylaw 4.9. If the Planning Board approves the proposed project as presented, we will continue through the necessary regulatory processes as follows; apply for a Special Permit from the Zoning Board, process the legal transfer of ownership of a small section of land along Perry Taylor Road (to be addressed further), request MASSDOT approval for a revised curb cut along Route 28, and finally acquire a complete Building Permit, enter the affordable housing lottery, and ultimately begin construction.