



Town of Dennis

685 Route 134, South Dennis, MA 02660 / Telephone: 508-394-8300 Fax: 508-394-8309

**5 NEW VENTURE DRIVE**

**PLANNING BOARD Site Plan Review - STAFF REPORT – January 29, 2026**

<b>APPLICANT:</b>	Carol Realty Trust C/O Mackenzie Morrison of BSC Group
<b>PROJECT ADDRESS:</b>	5 New Venture Drive, Dennis MA 02660
<b>MAP AND LOT NUMBER:</b>	143- 18 (58370 sf)
<b>APPLICANT ADDRESS:</b>	349 Main Street, West Yarmouth, MA 02673
<b>CASE NUMBER:</b>	SPR-25-3
<b>ZONING:</b>	Industrial; Medium & Large Wind Facility Overlay District
<b>HEARING DATE:</b>	February 2, 2026

<b>PROPOSAL</b>	Construction of a pre-engineered metal building with 4 bays for a Contractors Yard.
<b>APPLICANT SUMMARY</b>	<ul style="list-style-type: none"> <li>• The proposal is to construct a 6,000-square foot, pre-engineered metal building with four (4) multi-unit bays in the Industrial District. Concept plans show 5 bays.</li> <li>• The majority of the site has been cleared.</li> <li>• Plans show one 22-foot-wide driveway with two drives circumnavigating the building around the proposed building. Two separate parking fields with a total of 18 spaces are provided.</li> <li>• Proposal includes stormwater control, site utilities, a septic system and landscaping.</li> </ul>
<b>PLOT PLAN</b>	Construction Plans for Pre-Engineered Metal Building at 5 New Venture Drive, South Dennis, Massachusetts prepared for Mr. Gerry Coughlan 535 Higgins Crowell LLC, P.O. Box 517 Yarmouth Port MA, (02675) by BSC Group, 349 Main Street, West Yarmouth, MA 02673. Plan consisting of 10 Sheets with Cover Sheet, Plan of Land, Site Preparations & Erosion Control Plan, Layout & Materials Plan, Grading & Drainage Plan, Utility & Septic Plan, Septic Plan, Landscape Plan, and Detail Sheet 1 & 2. Plan stamped 12-29-2025 and 11-18-25 (Existing Conditions Plan / Plan of Land) by Kieran Healy and Brian Yergatian.
<b>BUILDING PLANS</b>	Plan of 5 New Venture Drive. Consisting of 2 sheets with Bays Elevations and Worksheet. Not stamped or signed with handwritten notes.
<b>APPLICATION</b>	Planning Board Application for 5 New Venture Drive dated December 16m 2025.
<b>STORMWATER</b>	Stormwater Report for 5 New Venture Drive, South Dennis, Massachusetts prepared for Higgins Crowell LLC by BSC Group, 349 Main Street, West Yarmouth, MA 02673 dated December 2025.

1. Project Summary
2. Town Department Comments
3. § 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal
4. § 4.1.2.5 Design Objectives – Criteria and Proposal
5. Proposed Conditions

1. TOWN DEPARTMENTS COMMENTS:

- a. **NATURAL RESOURCES: Not in Conservation Jurisdiction.**

- b. **BUILDING:** Requires commercial building permit application and Storm water application.
- c. **HEALTH:** Complete septic application will be required.
- d. **ENGINEERING:**
- e. **POLICE and FIRE:** No comment.
- f. **PLANNING:**
  - i. Proposal to construct a single 6,000-square foot (100' by 60'), 20' tall one-story metal building with four (4) multi-unit bays in the Industrial District. Meets all dimensional zoning with 43% lot coverage, 20' tall and all setbacks met. Site has been completely cleared.
  - ii. The (4) multi-unit bays and four doors will be facing the Cape Cod Rail Trail.
  - iii. Application describes proposal as a Contractors Yard.
  - iv. **Traffic:** Trip generation should be minimal.
  - v. **Parking:**
    - 1. Parking spaces will be on the property and conforming in size, design (9' by 20') with one handicapped spot, and location.
    - 2. 18 parking spaces are proposed; Applicant bases requirement on "Other Industrial and Utility Uses" in § 3.1.3.2 which requires 1.3 spaces per employee on maximum shift plus 1 per 200 sf of Office Space. Applicant estimates 13 employees and therefore 17 parking spaces required. No accounting is made for office space within the units.
    - 3. Warehousing/Wholesale Trade is 1 per employee + 1 per 2,500 sf of area = 19.4.
    - 4. Light Industry/Manufacturing requires 1 per employee + 1 per 1,000 sf of area = 23
    - 5. ***Parking seems adequate. Other Ind./Utility Uses fits a Contractors Yard.***
  - vi. **Landscaping:**
    - 1. Landscaping plan shows a 20' vegetated buffer on the south side directly abutting the Cape Cod Rail Trail with mostly native shrubs.
    - 2. **12 Trees Include:** 4 BETULA NIGRA (RIVER BIRCH MULTI-TRUNK); 2 JUNIPERUS VIRGINIANA (EASTERN RED CEDAR); 4 PINUS STROBUS (WHITE PINE); 2 QUERCUS RUBRA (RED OAK).
    - 3. **SHRUBS INCLUDE:** 125 CLETHRA ALNIFOLIA (SUMMERSWEET); 14 CORNUS AMOMUM (SILKY DOGWOOD); 6 HAMAMELIS VIRGINIANA (COMMON WITCH HAZEL); 21 ILEX GLABRA 'SHAMROCK' INKBERRY HOLLY; 32 ILEX VERTICILLATA 'FARROWBPOP' (BERRY POPPINS WINTERBERRY); 4 ILEX VERTICILLATA 'FARROWMRP' (MR. POPPINS WINTERBERRY); 17 JUNIPERUS HORIZONTALIS (CREEPING JUNIPER); 27 RHODODENDRON VISCOSUM (SWAMP AZALEA); 30 RHUS AROMATICA 'GRO-LOW' FRAGRANT SUMAC; 12 SAMBUCUS CANADENSIS (AMERICAN ELDERBERRY); 26 VACCINIUM ANGUSTIFOLIUM (LOWBUSH BLUEBERRY); 10 VACCINIUM CORYMBOSUM (HIGHBUSH BLUEBERRY); AND 6 VIBURNUM TRILOBUM (AMERICAN CRANBERRYBUSH).
    - 4. Rhododendron Viscosum (Swamp Azalea) is a native deciduous shrub but is probably not as good a screen as non-native evergreen Rhododendron we think of.
    - 5. Proposal **does not meet § 4.1.2.5 Design Objectives** for landscaping section... which calls for "*...minimize removal of existing vegetation... Natural buffers shall be maintained... shall include masses of trees and vegetation around/near buildings to reduce perceived scale...*"
    - 6. Landscaping seems okay for Industrial though **buffer to rail trail may need to be increased.** **Board should consider requiring a performance bond for future landscaping, if necessary, if the vegetative screening is not adequate.**
  - vii. **Lighting:**
    - 1. They are not proposing any pole-mounted lighting. Only egress lighting on the building. Nothing that would cause light trespass over the property lines.

a) **Zoning District Intent** (§2.1.5.8): *Industrial – To provide for development, which creates employment opportunities, principally in non-seasonal enterprises, which are compatible with and respect the environment of the town. Proposal meets the District Intent.*

2. **§ 1.4.2.1 Special Permit Granting Authority:** Special permits may be granted only upon a finding by the Board that the proposed use will not create a nuisance, hazard or congestion, or other significant harm to the neighborhood, nor cause derogation from the general purpose and intent of the By-Law, the stated district intent or applicable use criteria. The following criteria must be met:

- a. *The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **The proposed use is allowed and encouraged in this location.***
- b. *Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **The use is allowed and meets the District Intent.***
- c. *Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use; **Adequate.***
- d. *Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values; **The proposal is compatible if adequately screened from Cape Cod Rail Trail.***
- e. *Adequacy of provision of utilities and other necessary or desirable public services; **Adequate.***
- f. *Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; **The proposal should be conditioned to ensure it will not generate light, noise, litter, odor or other sources of nuisance.***
- g. *Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat. **The proposal is in a business district and should not degrade the natural environment.***

3. **§ 4.1.2.5 Design Objectives:** The following design objectives (*italics*) in addition to any standards elsewhere in the Zoning By-Law, shall be used by Planning Board in considering all site plans.

- a) **Landscaping:** Proposal does not address **§ 4.1.2.5 Design Objectives** well for landscaping... which call for “...minimize removal of existing vegetation... Natural buffers shall be maintained... shall include masses of trees and vegetation around/near buildings to reduce perceived scale...”
- b) **Circulation:** *With respect to vehicular and pedestrian circulation, including entrances, ramps, walkways, drives, parking and loading areas, special attention shall be given to*
  - i. *Location and number of access points to the public streets: **Adequate.***
  - ii. *General interior circulation: **Adequate.***
  - iii. *Separation of pedestrian and vehicular traffic: **Slow mph and few pedestrians.***
  - iv. *Delineation of parking stalls and loading zones: **Trucks could block circular drive.***
  - v. *Access to community facilities: **N/A***
  - vi. *Accommodations for the handicapped: **One spot as required.***
- b. **Surface Water Drainage: *Requires a Stormwater Management Permit***
- c. **Building Location:** *Proposed building and structures shall be integrated as much as possible. **Site is appropriate with only caveat being need to adequately screen from rail trail.***
- d. **Building Design:** *The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roofline, arrangement of openings, color, exterior materials, proportions and scale of existing buildings in the vicinity. **Building design is Adequate for use and zone.***

- e. **Special Features:** *Exposed machinery, utility structures and areas for parking, loading, storage, service and disposal shall be screened from adjoining properties and streets.*
- f. **Safety** - *All open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, & other emergency personnel & equipment. **Adequate***

<b>PROPOSED CONDITIONS</b>	<ol style="list-style-type: none"> <li>1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required.</li> <li>2. Construction shall not commence before 7:00 am nor continue after 7:00 pm Monday through Friday and shall not commence before 7:00 am nor continue after 5:00 pm on Saturdays. No construction shall occur on Sundays or legal holidays.</li> <li>3. The addition shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting, or turned off one-hour after closing, that is “Dark-Sky” compliant.</li> <li>4. Before the issuance of a Building Permit, the applicant shall obtain a Road Opening Permit.</li> <li>5. The contractor shall be responsible for maintaining the road in a condition free of accumulated sediment during construction and all appropriate drainage and erosion control measures as directed by Town Engineering shall be implemented.</li> <li>6. Special Permit shall be good for two years. Extension, if required, should be made 2 months before expiration. <ul style="list-style-type: none"> <li>• Potential additional conditions pending Engineering review and comments.</li> <li>• <u>Landscaping Condition for Consideration:</u></li> </ul> </li> <li>7. Before the issuance of a Building Permit, the applicant shall provide the Town with a performance guarantee in the form of a Bond in the amount of \$10,000 (approved by Town Counsel) to ensure the vegetative screening of the building and uses from the Cape Cod Rail Trail are adequate. After two years of issuance of the Certificate of Occupancy, the Applicant may request a release of the Bond. The Planning Board will vote whether the Bond shall be used for additional screening (details to be approved by the Planning Board) or to release the Bond.</li> </ol>
----------------------------	--