

**TOWN OF DENNIS - PLANNING BOARD
LEGAL NOTICE**

Pursuant to Chapter 2 of the Acts of 2023, signed into law on March 29, 2023, the Dennis Planning Board will hold a public meeting on March 2, 2026 at 6:30 pm in the Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA. The public is welcome to attend, either in-person or via the alternative public access provided below, the following public hearing to review the below Zoning Bylaw Amendments:

Zoning Bylaw Amendments to § 4.9 to Encourage Affordable Housing: To see if the Town of Dennis will amend the Dennis Zoning By-laws by Amending the following Sections: § 4.9 Provisions to Encourage the Development of Affordable Housing in Dennis. The amendments include changes to Affordable Housing Apartments, Conversion of Hotel and Motels to Year-Round Affordable Housing, Affordable Housing Complex, Municipally Sponsored Affordable Housing Projects, and Affordable Lots. Changes include requirements for year-round housing, income qualifications, lottery procedures, requiring affordable housing restrictions, special permit requirements, and parking requirements.

The public hearing is to review draft proposed amendments to § 4.9 and see if the Planning Board will recommend the proposed changes to the Annual Town Meeting in May 2026. The purpose of the proposed amendments is twofold: First, to clarify and re-order the sub-sections, add headers, descriptions and definitions, remove obsolete words, correct changed names and clarify the different methods to create affordable units. Second, some substantive changes are being considered to provide new incentives to increase the creation of affordable housing in appropriate locations in town near services, transportation and sewer.

ZOOM Meeting information

Zoom Link: <https://www.zoom.us/join>

Meeting ID: 878 003 6813

OR

By Phone Dial: 646-558-8656

When prompted enter Meeting ID: 878 003 6813

Proposed language for the bylaws can be requested from the Town of Dennis Planning & Appeals Office or found on the Town of Dennis Planning Department webpage at:

<https://www.town.dennis.ma.us/1109/Planning-Board-Packets>

Elizabeth Patterson, Clerk

Publication Dates: 2026-02-12 and 2026-02-19

Bill to:

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