



DENNIS TOWN CLERK  
 RCVD 2022 APR 8 AM 9:10 **AT**

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

**DECISION**

<b>APPLICANT</b>	3P Properties/Koopman Lumber
<b>CASE NUMBER</b>	PB 255-2
<b>ZONING DISTRICT</b>	LB

<b>REGISTRY OF DEEDS REQUIRED INFORMATION (Must be filled out by applicant)</b>			
Current Property Owners:		3P Properties LLC	
Property Address:		243 Route 6A, Dennis MA	
Registry of Deeds Title Reference		Book: 34987	Page 342
or Certificate of Title #		And Land Ct Lot	And Plan #
Town Map #	255	Parcel	2

<b>HEARING DATE</b>	April 4, 2022
<b>REQUEST</b>	seeking a Site Plan Review/Special Permit for proposed retail lumber and hardware use. Project constitutes a change of use from one retail use to another retail use triggering Special Permit Review in the Limited Business Zoning District.

<b>PLANS</b>	
<b>PLOT PLAN</b>	<p>Site Improvement Plans for Koopman Lumber and Hardware by Allen Engineering and Associates dated March 2, 2022 including:</p> <ul style="list-style-type: none"> <li>C-1 Cover Sheet</li> <li>C-2 Existing Conditions</li> <li>C-3 Layout and Materials Plan</li> <li>C-4 Grading and Drainage Plan</li> <li>C-5 and C-6 Construction Details</li> </ul> <p>Concept Plan Route 6A at South Yarmouth Road by VHB Associates dated 3-31-2022</p>
<b>BUILDING PLANS</b>	<p>Building Plans entitled Koopman Lumber and Hardway by Rescom Architectural 2-16-2022 including:</p> <ul style="list-style-type: none"> <li>A0 Cover Sheet</li> <li>L1 Lighting Plan</li> <li>A1 Building 1 Floor Plans</li> <li>A2 Building 1 Elevations</li> <li>A3 Building 2 Floor Plans and Elevations</li> </ul>

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	A4 Building 3 Floor Plans and Elevations A5 Building 4 Floor Plans and Elevations A6 Gate House Floor Plans and Elevations A7 Signage Details
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<b>FINDINGS</b>	<p>The Planning Board found:</p> <ol style="list-style-type: none"> <li>1. The site is presently 67% impervious.</li> <li>2. The applicants have cleaned the site stormwater system and verified it is in good working condition.</li> <li>3. The applicant will be required, per the conditions established, annually maintain the on-site stormwater system and ensure that it remains silt free.</li> <li>4. Should any part of the system fail, the applicant will have to replace the failed portion of the system.</li> <li>5. As conditioned, the site will not be a substantial detriment to the traffic circulation in the neighborhood.</li> <li>6. The applicant will be required to work with the MassDOT to determine if an alternate egress directly onto Route 6A can be accomplished.</li> <li>7. The applicant will, as conditioned, return to review traffic conditions after the site has been in use for two calendar years.</li> <li>8. The site has been used commercially for several decades.</li> <li>9. The proposed use of the site is consistent with the original use of the site.</li> <li>10. The Lumber Yard use is allowed by Special Permit.</li> </ol>
<b>VOTE</b>	<p>The Board voted unanimously to approve the Special Permit with conditions (McCormick [Chair], Eldredge, Bishop, Hamlin, Patterson Hedetniemi and Dunn [Alt])</p>

<b>CONDITIONS</b>	<ol style="list-style-type: none"> <li>1. The applicant erect signs advising traffic to not block the site driveway, and, along with the signs, a painted box illustrating the area cars are encouraged to keep clear.</li> <li>2. The applicant return two years after opening its doors to review traffic conditions, providing actual Spring and Summer traffic data for the site and the South Yarmouth Road intersection. If the applicant's traffic monitoring demonstrates a 110% increase in peak season traffic over the ITE projections, the applicant will work with MassDOT to try to gain an exit only driveway onto Route 6A to serve the right turn traffic exiting the site to Route 6A.</li> <li>3. No delivery trucks larger than a single unit (SU-30) are to access the site from south on South Yarmouth Road.</li> <li>4. Delivery Trucks larger than a WB-60 truck shall be directed to approach the site, and leave the site by way of Route 6A north of South Yarmouth Road to reduce left turn impacts at the South Yarmouth Road/Route 6A intersection.</li> </ol>
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5. Truck deliveries, trash collection, etc. to the site should not occur before 7 am nor after 6 pm. Private contractors should be advised to not arrive at the site before 7 am. No truck loading shall occur after 7 pm.
6. No flood lights shall be used to light the property that will shine onto neighboring properties. The site shall use full cut-off lighting for all lights that might remain on for security purposes at night.
7. The site stormwater system shall be inspected, maintained and cleaned at minimum once a year to keep the system operating properly and silt free.
8. If any portion of the site stormwater system fails, the property owner shall replace that portion of the system as soon as such failure is identified, presumably this would be found at the time of the annual inspections and cleaning.
9. The applicant shall obtain all other required town approvals for the proposed site improvements.
10. The site landscaping shall be enhanced with the planting of screening to the Dun Wandering side of the property.
11. The Alarm System shall be designed under the direction of Dennis Police Department.
12. The applicant shall apply for the changes shown on the VHB "Concept Plan Route 6A at S. Yarmouth Road" dated 3/31/2022 before receiving an occupancy permit.

Details of the hearing and decision are on file in the Planning and Appeals Office at the Dennis Town Offices as File PB 255-2.

Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of filing with the Town Clerk. This Special Permit shall lapse if substantial use or construction has not commenced without good cause within one year from the date issued.

I certify that a copy of the original decision has been filed with the Town Clerk.

*Paul McCormick* <sup>leak</sup> 4-8-22

Paul McCormick Jr., Chair

DATE: April 29, 2022  
 I certify that this decision was filed on April 8, 2022, and no appeal was filed within 20 days after date of filing.

*Suzanne P. McDonald*  
 ASST. Dennis Town Clerk