



Town of Dennis
Public Meeting Notice

This is to formally advise that, as required by G.L. Chapter 30A §§18-25, and pursuant to Chapter 2 of the Acts of 2023, amended on March 28, 2025, the **Zoning Board of Appeals** will hold a **Public Hearing on FRIDAY, March 13, 2026 at 4:00 pm**, in the **Dennis Town Hall, STONE HEARING ROOM, 685 Route 134, Dennis, MA**. The public is welcome to attend.

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

Note that one or more members of the Board may be participating via remote means.

AGENDA

1. PUBLIC HEARINGS:

- I. **23 UNCLE BILLS WAY, SD (ZVAR-25-6)**: Timothy Burke (Trustee), 400 Washington Street, Suite 408, Braintree, Massachusetts (02184) is seeking a Variance to build a single-family home on a non-conforming lot. The property is located in the R-40 Zoning District, part of the Old Kings Highway Historic District at 23 Uncle Bills Way, South Dennis, MA (Assessor's Map 197, Parcel 41).

Note: Continued without Testimony with the Applicants consent December 22, 2025; January 26, 2026 (due to meeting being cancelled due to weather); and February 23, 2026 (due to meeting being cancelled due to weather and declared a State of Emergency by the Governor).

2. **ADJOURNMENT TO EXECUTIVE SESSION**: Pursuant to the provisions of G.L. c.30A, §21(a)(3) to discuss anticipated litigation by the Town if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares; *Claim of constructive approval - 23 UNCLE BILLS WAY, SD (ZVAR-25-6): Timothy Burke (Trustee).*

3. **NEXT MEETING**: Scheduled for Monday April 23, 2026

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.