

**Paul Foley**

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**From:** Timothy Burke <tjbmass@yahoo.com>  
**Sent:** Tuesday, December 9, 2025 1:43 PM  
**To:** Robin Stein; Anna Pannell; Paul Foley  
**Subject:** [External] Re: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

**Warning: Unusual link**

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Yes to both.

On Tuesday, December 9, 2025 at 01:38:05 PM EST, Paul Foley <pfoley@town.dennis.ma.us> wrote:

Tim,

Okay, that makes sense to me. It's Christmas Week anyway. With your permission we will continue this without testimony until the ZBA Meeting on January 26, 2026.

Are we still on for a Zoom on this Thursday morning?

Thanks,

Paul

Paul H Foley, AICP

Town Planner

Dennis Planning Department

685 Route 134

South Dennis MA 02660

Phone 508-760-6119

[pfoley@town.dennis.ma.us](mailto:pfoley@town.dennis.ma.us)

**From:** Timothy Burke <tjbmass@yahoo.com>  
**Sent:** Tuesday, December 9, 2025 1:15 PM  
**To:** Robin Stein <rstein@k-plaw.com>; Anna Pannell <apannell@town.dennis.ma.us>; Paul Foley

<pfoley@town.dennis.ma.us>

**Subject:** [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

DENNIS TOWN CLERK *SD*  
RCVD 2025DEC11AM10:10

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Hi, it makes sense to hold off until January. We have the labels ready to attach to the envelopes, etc.

But the case has been going on for over a decade.

A month's delay does not seem to burden either party.

On Tuesday, December 9, 2025 at 11:40:09 AM EST, Paul Foley <pfoley@town.dennis.ma.us> wrote:

Timothy,

Since the abutters letters have not gone out yet, perhaps we should move this to January. We can still meet on Thursday with Robin. If we can get these in the mail today by 3:00 pm, then we can still go for December 22. Ideally people get two weeks' notice.

Thanks,

Paul

Paul H Foley, AICP

Town Planner

Dennis Planning Department

685 Route 134

South Dennis MA 02660

Phone 508-760-6119

[pfoley@town.dennis.ma.us](mailto:pfoley@town.dennis.ma.us)

**From:** Timothy Burke <tjbmass@yahoo.com>  
**Sent:** Friday, December 5, 2025 2:03 PM  
**To:** Robin Stein <rstein@k-plaw.com>; Anna Pannell <apannell@town.dennis.ma.us>  
**Cc:** Paul Foley <pfoley@town.dennis.ma.us>  
**Subject:** [External] Re: [External] RE: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

**Warning: Unusual sender** <tjbmass@yahoo.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Hi, made payment.

I paid for an abutters list (previously). I am searching my emails for the list.

Do you know who at the Town's office would have sent the list?

Kindly let me know.

On Friday, December 5, 2025 at 10:01:17 AM EST, Timothy Burke <tjbmass@yahoo.com> wrote:

Will do.

(BTW, the meeting is Thursday, from what I understand.)

On Friday, December 5, 2025 at 09:51:03 AM EST, Anna Pannell <apannell@town.dennis.ma.us> wrote:

Tim,  
Please pay your fee before your meeting on next Monday

Thanks,

**Anna Pannell**  
Principal Office Assistant

Dennis Planning Department

685 Route 134

South Dennis MA 02660

Phone 508-760-6119

[apannell@town.dennis.ma.us](mailto:apannell@town.dennis.ma.us)

DENNIS TOWN CLERK   
RCUD 2025DEC11AM10:10

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**From:** Robin Stein <[RStein@k-plaw.com](mailto:RStein@k-plaw.com)>  
**Sent:** Thursday, December 4, 2025 3:16 PM  
**To:** Timothy Burke <[tjbmass@yahoo.com](mailto:tjbmass@yahoo.com)>  
**Cc:** Paul Foley <[pfoley@town.dennis.ma.us](mailto:pfoley@town.dennis.ma.us)>; Anna Pannell <[apannell@town.dennis.ma.us](mailto:apannell@town.dennis.ma.us)>  
**Subject:** [External] RE: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

**Warning: Unusual sender** <[rstein@k-plaw.com](mailto:rstein@k-plaw.com)>

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Tim:

I defer to Paul and Anna about that as well.

-Robin

**Robin Stein, Esq.**

**KP | LAW**

101 Arch Street, 12th Floor

Boston, MA 02110

617-654-1706

[RStein@k-plaw.com](mailto:RStein@k-plaw.com)

[www.k-plaw.com](http://www.k-plaw.com)

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**From:** Timothy Burke <tjbmass@yahoo.com>  
**Sent:** Thursday, December 4, 2025 3:12 PM  
**To:** Robin Stein <RStein@k-plaw.com>  
**Subject:** Re: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

The public hearing.

On Thursday, December 4, 2025 at 03:11:17 PM EST, Robin Stein <rstein@k-plaw.com> wrote:

Tim:

Are you now asking about the pre-application meeting or the public hearing?

-Robin

**Robin Stein, Esq.**

**KP | LAW**  
101 Arch Street, 12th Floor  
Boston, MA 02110  
617-654-1706  
RStein@k-plaw.com  
www.k-plaw.com

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**From:** Timothy Burke <tjbmass@yahoo.com>  
**Sent:** Thursday, December 4, 2025 3:09 PM  
**To:** Anna Pannell <apannell@town.dennis.ma.us>; Paul Foley <pfoley@town.dennis.ma.us>; Robin Stein <RStein@k-plaw.com>  
**Subject:** Re: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

OK, maybe a better question would be it be better to schedule for December or January?

On Thursday, December 4, 2025 at 03:02:06 PM EST, Timothy Burke <[tjbmass@yahoo.com](mailto:tjbmass@yahoo.com)> wrote:

Howabout 9:30?

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That should allow for issues with traffic/weather.

Also, should I pay the fee now or wait until after the meeting?

On Thursday, December 4, 2025 at 02:53:32 PM EST, Robin Stein <[rstein@k-plaw.com](mailto:rstein@k-plaw.com)> wrote:

Tim:

Paul and I can talk with you next Thursday between 9am-11am or between 2pm-4pm.

-Robin

**Robin Stein, Esq.**

**KP | LAW**

101 Arch Street, 12th Floor

Boston, MA 02110

617-654-1706

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**From:** Timothy Burke <tjbmass@yahoo.com>

**Sent:** Thursday, December 4, 2025 1:53 PM

**To:** Anna Pannell <apannell@town.dennis.ma.us>; Paul Foley <pfoley@town.dennis.ma.us>; Robin Stein <RStein@k-plaw.com>

**Subject:** Re: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

Hi, Monday next week is out. I have appointments on Tuesday and Wednesday, but I believe I can work around that. Thursday and Friday are pretty open.

On Thursday, December 4, 2025 at 01:50:55 PM EST, Robin Stein <rstein@k-plaw.com> wrote:

Tim:

Please provide some available dates and times for a zoom meeting and we will coordinate on our end and get back to you.

-Robin

**Robin Stein, Esq.**

**KP | LAW**

101 Arch Street, 12th Floor

Boston, MA 02110

617-654-1706

RStein@k-plaw.com

www.k-plaw.com

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**From:** Timothy Burke <tjbmass@yahoo.com>

**Sent:** Thursday, December 4, 2025 1:44 PM

**To:** Anna Pannell <apannell@town.dennis.ma.us>; Robin Stein <RStein@k-plaw.com>; Paul Foley

<pfoley@town.dennis.ma.us>

**Subject:** Re: [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

Hi, thanks for getting back to me.

DENNIS TOWN CLERK   
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I have an email out to your counsel.

On Thursday, December 4, 2025 at 01:40:13 PM EST, Paul Foley <pfoley@town.dennis.ma.us> wrote:

Timothy,

The pre-application meeting is not necessary, but if you would like to arrange one we are happy to do so.

Thanks,

Paul

Paul H Foley, AICP

Town Planner

Dennis Planning Department

685 Route 134

South Dennis MA 02660

Phone 508-760-6119

[pfoley@town.dennis.ma.us](mailto:pfoley@town.dennis.ma.us)

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**From:** Timothy Burke <tjbmass@yahoo.com>

**Sent:** Thursday, December 4, 2025 1:30 PM

**To:** Anna Pannell <apannell@town.dennis.ma.us>; rstein@k-plaw.com

**Cc:** Paul Foley <pfoley@town.dennis.ma.us>

**Subject:** [External] Re: 23 Uncle Bills Way (VAR) Abutter and Packet information

**From:** Anna Pannell  
**Sent:** Wednesday, November 26, 2025 2:35 PM  
**To:** [tjbmass@yahoo.com](mailto:tjbmass@yahoo.com)  
**Cc:** Paul Foley <[pfoley@town.dennis.ma.us](mailto:pfoley@town.dennis.ma.us)>  
**Subject:** 23 Uncle Bills Way (VAR) Abutter and Packet information

DENNIS TOWN CLERK  
RCVD 2025DEC11AM10:10

Good Afternoon,

Please find a copy of the abutters notices regarding your **Zoning Board Of Appeals** application attached. Please **print out** a copy of the abutters notice attached for each abutter on your list, **stuff and seal into envelopes**, apply an address label **and** postage (regular stamps) and return them to the Planning and Appeals office **no later than Monday December 8th, at 10am, though would prefer asap, WITH** a copy of the Abutters list. Fridays I'm generally in the office until **3:30pm**. Due to the holiday the Town Hall is **Closed November 27<sup>th</sup>; and November 28<sup>th</sup>**. Any envelopes with a return address already on them **will not** be accepted. Additionally **only one letter per name and address is needed**. I will add the Town's return address and mail them from here. Please note, certified abutter lists and address labels may be found at the Assessor's Office or done automatically through your OpenGov Portal. They may be reached at **508-760-6139**. Ten copies of the Hardcopy packet items are due no later than Tuesday December 9th at 10am though earlier would be preferred. ***Due to this meeting being so close to the winter holidays, if you would like to instead go in January please let us know asap. No late items will be accepted.***

## Anna Pannell

Principal Office Assistant

Dennis Planning Department

685 Route 134

South Dennis MA 02660

Phone 508-760-6119

[apannell@town.dennis.ma.us](mailto:apannell@town.dennis.ma.us)

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**Warning: Unusual sender** <tjbmass@yahoo.com>

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Hi, your counsel is included in this email.

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I have been on trial and been unable to respond.

I am going to reach out to your counsel today to ascertain her availability for a review referenced in the application.

Will be back to you.

On Tuesday, December 2, 2025 at 02:16:57 PM EST, Anna Pannell <[apannell@town.dennis.ma.us](mailto:apannell@town.dennis.ma.us)> wrote:

Good Afternoon,

Please see and respond to this email and the information listed below. Additionally we cannot move your application forward until we have the Zoning Board fee paid on your OpenGov Portal. Please pay this online asap.

Thanks,

**Anna Pannell**

Principal Office Assistant

Dennis Planning Department

685 Route 134

South Dennis MA 02660

Phone 508-760-6119

[apannell@town.dennis.ma.us](mailto:apannell@town.dennis.ma.us)