

February 16, 2026

Dennis Zoning Board of Appeals
Dennis Town Hall
685 Route 134
South Dennis, MA 02660

RE: 247-255 Lower County Road, Dennisport, Massachusetts. SP 4.9

On behalf of Sand Dollar Customs, LLC, the applicant, BSC Group, Inc. is requesting a Special Permit to raise two buildings 3 feet and set on new foundation walls to conform to FEMA requirements. A change of use from two commercial buildings to 4 residential units is requested. Site Plan review has been unanimously approved by the Planning Board on February 2, 2026

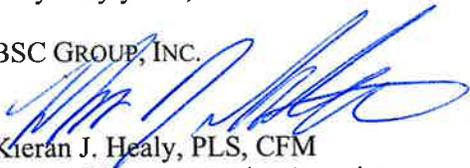
In response to the Special Permit requirements, I offer the following information to aid in the consideration of this Special Permit.

- a.) The current use is lawfully pre-existing non-conforming. The proposed building coverage is currently 10% and will not change.
- b.) The site is suitable for the proposed two, two-family dwellings as the site currently consists of multiple commercial buildings. A filing with the Board of Health is ongoing. The Dennis Conservation Commission has approved and has issued an Order of Conditions.
- c.) There is no intent to increase the traffic flow as the 4 residential units will have less of a traffic flow than the current two commercial buildings. No unsafe or harmful impacts are expected. Vehicular parking areas will be realigned to reduce the need to back onto Lower County Road,
- d.) The proposed new elevated dwelling units will conform to current FEMA requirements and as such will be elevated onto new foundations.
- e.) There is no requirement to change existing utilities. A decrease in demand for public services is expected as the property goes from Commercial to residential.
- f.) The proposed improvements will not create any additional noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties as the demands will decrease as the property goes from commercial to residential. A new Innovative / Alternative septic system is proposed for the site which will enhance nitrogen removal for the septic effluent.
- g.) Plantings are proposed along the easterly edge of the property at the road intersection to eliminate parking adjacent to the intersection of Lower County Road and Shad Hole Road.

If we can be of any further help on this matter, please call The BSC Group at (508) 778-8919.

Very truly yours,

BSC GROUP, INC.


Kieran J. Healy, PLS, CFM
Project Manager, Senior Associate