



Town of Dennis

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

131 HOKUM ROCK ROAD

PLANNING BOARD SPECIAL PERMIT- DECISION

APPLICANT:	The Town of Dennis C/O Marian Rose of Law Offices of Singer and Singer
PROJECT ADDRESS:	131 Hokum Rock Road, East Dennis MA (02641)
MAP & LOT NUMBER:	311-3
APPLICANT ADDRESS:	26 Upper County Road PO Box 67, Dennisport, MA (02639)
ZONING:	General Commercial 1 (GC-1) Use allowed by Special Permit
CASE NUMBER:	SP-029660-2024

REGISTRY OF DEEDS REQUIRED INFORMATION			
Current Property Owners:		Town of Dennis	
Property Address:		685 Route 134, South Dennis MA, 02660	
Registry of Deeds Title Reference		Book: 1199	Page: 386
Town Map #	311	Parcel	3

HEARING DATE	November 4, 2024
PROPOSAL	Develop an 8-unit residential development for FORWARD per § 4.9.

PROJECT SUMMARY	<ul style="list-style-type: none"> • Proposal to develop the second 8-unit residential development of F.O.R.W.A.R.D. (Friends or Relatives with Autism & Related Disabilities) on a portion of a lot under long-term (99-year) lease from the Town of Dennis. • This project is similar to a previous Special Permit granted in 2021 that lapsed and has been re-submitted with some small changes from the 2021 plan. • Phase II will contain 8 units of affordable housing to provide independent housing for individuals with autism or related disabilities. • Phase 1 was approved in 2017 and constructed in 2019. • Phase 2 was approved in 2021 (PB 311-5) but not constructed and lapsed in 2023. • Property located in an ESA. Will require Board of Health hearing. • Proposed building is not in Zone II though majority of the site, south of the proposed building, is in the Zone II DEP Wellhead Protection Area. • Revised landscape plans retain all existing mature trees near Hokum Rock and add additional plantings to create an improved vegetative buffer to the landmark.
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PLOT PLAN	Forward at the Rock Phase II Permitting Plan Set, 131 Hokum Rock Road, Dennis, MA prepared for F.O.R.W.A.R.D., Inc. P.O. BOX 1174 South Dennis MA (02660) by Horsley Written Group, Inc. 90 Route 6A Sandwich MA (02563). Plan consisting of 15 sheets with Cover page, Construction Notes & Legend, Existing Conditions Plan, Erosion & Sediment Control Plan, Site Plan, Grading & Drainage, Utility Plan, Site Details, Drainage Details (1), Drainage Details (2), Drainage Details (3), Drainage Details (4),
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	Utility Details, Conceptual Planting Plan, and Planting Details. Plans dated September 10, 2024. Stamped by Richard A. Claytor 9-10-2024 Engineer
LANDSCAPE PLAN	Forward at the Rock Phase II Planting Plan, 131 Hokum Rock Road, Dennis, MA prepared for F.O.R.W.A.R.D., Inc. P.O. BOX 1174 South Dennis MA (02660) by Horsley Written Group, Inc. 90 Route 6A Sandwich MA (02563). Plan consisting of 3 sheets with Planting Plan (L-1), Alternative Planting Plan (L-2), and Planting Details (L-3). Plans dated October 10, 2024
BUILDING PLAN	Special Permit Set: FORWARD at the Rock, 131 Hokum Rock Road, Dennis, MA prepared for F.O.R.W.A.R.D Inc., P.O. Box 1174 South Dennis MA (02660) by Union Studio, 160 Mathewson St, Suite 201, Providence RI (02903). Plan consisting of 5 Sheets with Cover page, Basement plans, first floor plans, roof plans, and Exterior Elevations x2. Plans dated September 9, 2022
OTHER PLANS	Planning Board Narrative, FORWARD at the Rock, 131 Hokum Rock Road, Dennis, MA prepared by Law Office of Singer & Singer, LLC. Submitted 09/19/2024.

§ 4.9 Affordable Housing Provisions	<p>The Planning Board shall consider the following factors in determining whether to approve or deny a special permit under this By-law:</p> <ul style="list-style-type: none"> a) Whether the applicant has conformed to the design standards of this By-law and will deliver the needed affordable units; The Board finds that the Design Objectives are met and the proposal creates eight (8) more affordable housing units for an underserved population. b) Whether the proposed development site plan is designed in its site allocation, proportions, orientation, materials, landscaping and other features as to provide a stable and desirable character complementary and integral with the site's natural features; The Board finds this has been achieved. c) Whether the development, density increase or relaxation of zoning standards has a material, detrimental effect on the character of the neighborhood or Town and is consistent with the performance standards of the Dennis Zoning By-law. The Board finds that the location is appropriate for the proposal and that the design is consistent with the performance standards of the Dennis Zoning By-law.
FINDINGS	<ol style="list-style-type: none"> 1. The proposal is consistent with the purposes of § 4.9 (Affordable Housing Provisions), § 1.4.2.1 (Special Permit Granting Authority Criteria), § 4.1.2.5 (Design Objectives); and § 2.2.2 (the Use Regulation Schedule). 2. The proposal will help a special classification of people who, without such housing, are at high risk of homelessness. 3. The site already contains Phase 1 with 8 units for FORWARD and is an appropriate location for this type of Multi-Family development. 4. The proposal provides 8 deed-restricted Affordable units for an underserved population. 5. The 11 parking spaces in addition to the existing 14 parking spaces is adequate for the total 16 units. 6. The site is designed in its allocation, proportions, orientation, materials, landscaping and other features so as to provide a stable and desirable character complementary to the area.

	<ol style="list-style-type: none"> 7. The relaxation of zoning standards will not have a material, detrimental effect on the character of the neighborhood or Town and is consistent with the performance standards of the Zoning Bylaw. 8. The development is well below the bulk threshold limits of the zoning bylaw for residential development. 9. Trip generation will be minimal. 10. Lighting will be typical to a residential use.
VOTE	<p>The Board unanimously voted 5-0-0 to approve the Special Permit Elizabeth Patterson (Acting Chair), John Terrio Jr. (via ZOOM), Rick Hamlin (via ZOOM), Sally Bickford, and Kyle Pedicini.</p>

CONDITIONS	<ol style="list-style-type: none"> 1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and any other permits that are required. 2. Construction shall not commence before 7:00 am nor continue after 7:00 pm Monday through Friday and shall not commence before 7:00 am nor continue after 5:00 pm on Saturdays. No construction shall occur on Sundays. 3. The addition shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is "Dark-Sky" compliant. 4. Failure to comply with all conditions in the Board of Health Permit shall be deemed cause to revoke the ZBA Special Permit. 5. Any changes to the site plan shall require the applicant to return to the Planning Board for approval of the modifications prior to their implementation except as related to storm water system modifications directed by the Dennis Engineering Department. 6. The proposed bollard light locations and photometrics (noted in Sheet C-7) are to be finalized. The proposed fixtures should provide the safest most appropriate degree of lighting, and individual locations and style should be confirmed prior to final permitting. 7. The design engineer of record shall be responsible for inspecting and certifying all phases of construction at the site, including the installation of all erosion and sedimentation controls, stormwater components, preparation and installation of subgrade, base aggregate, and pavement courses. The Engineering Department shall also be notified for inspection of each of these phases of work. 8. The design engineer of record shall be responsible for preparing an as-built plan of all construction including, but not limited to, stormwater components, utilities, building location, and pavement. The shall be reviewed and approved prior to the issuance of a Certificate of Occupancy. 9. All Phase II erosion and sedimentation control, as well as protection for existing stormwater structures on Phase I, shall be installed and inspected by the Engineering and Building Departments prior to staging of equipment, or any construction related work at the site.
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10. A Preconstruction meeting is required with the Department of Public Works, Engineering, Conservation, Water, Building, Health, Planning and the Fire Department before work begins. This shall include clearing, cutting, digging, foundations, etc...

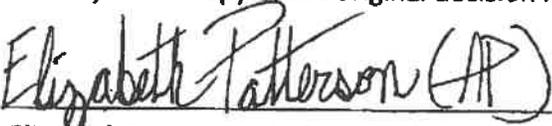
AFFORDABILITY CONDITIONS

- 11. The applicant shall be required to execute an affordable housing restriction ("Restriction") in a form acceptable to the Planning Board and the Massachusetts Executive Office of Housing and Livable Communities (EOHLC - Formerly DHCD). The Certificate of Occupancy shall not be issued until the Restriction is recorded in the Registry of Deeds.
- 12. The Restriction shall provide that all of the unit's, be deed restricted affordable for persons earning no more than 80% of median income.
- 13. The applicant shall comply with any Massachusetts Executive Office of Housing and Livable Communities (EOHLC - Formerly DHCD) regulations and guidelines for qualification of the housing units created under this By-law towards the Town's subsidized housing inventory (SHI), including but not limited to the form of the affordable housing restriction and regulations concerning tenant selection and marketing, unit design standards and income eligibility standards. The Restriction shall further provide that the applicant shall cooperate with the Town in good faith to qualify any restricted housing unit towards the Town's subsidized housing inventory.
- 14. The applicant shall be required to execute appropriate EOHLC Deed Riders such as the "Local Initiative Program Affordable Housing Deed Rider for Projects which Affordability Restrictions Survive Foreclosure" as directed by EOHLC.
- 15. Maximum rental prices shall be governed by EOHLC regulations under Chapter 40B of the Massachusetts General Laws, and shall be set at levels that will enable the Town to qualify the housing units created under this By-law towards the Town's SHI.
- 16. Prior to the issuance of occupancy permits, the applicant shall enter into a marketing and monitoring agreement with the Dennis Housing Authority, The Housing Assistance Corporation, or other entity designated by the Town of Dennis, such as the existing Ready Renter Program, to ensure all EOHLC requirements are met.

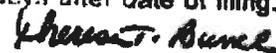
Details of the hearing and decision are on file in the Planning and Appeals Office at the Dennis Town Offices as File.

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.


 Elizabeth Patterson (Acting Chair)

I certify this decision was filed on
 December 10, 2024 and no appeal was filed
 within 20 days after date of filing.

 12/31/2024