



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 Meeting on Monday December 22, 2025 at 6:30 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

AGENDA

PUBLIC HEARINGS:

1. **17 SHAD HOLE ROAD DP (ZBAS-25-57):** Cape Cod Community TV Corp. INC., C/O William F. Riley, Esq., Riley and Norcross, LLC P.O. Box 707, Chatham, MA (02633) on behalf of U-Haul Company, is seeking a Special Permit to replace the existing TV studio for non-retail storage use as part of the U-Box program. Located on a property located in the General Commercial II Zoning District at 17 Shad Hole Road, Dennis port, MA (Assessor's Map 70, Parcel 22).
2. **14 JUDITH ANN ROAD (ZVAR-25-5):** Steven J Nally, 72 Richardson Road, Belmont, MA (02478) is seeking a Variance to demolish a single-family home on a non-conforming lot and construct a new single-family home in a different location on the property. Located in the R-40 Zoning District, part of Old Kings Highway Historic, at 14 Judith Ann Road, Dennis, MA (Assessor's Map 324, Parcel 9).
3. **23 UNCLE BILLS WAY, SD (ZVAR-25-6): To be continued to January 26, 2026 without taking testimony:** 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. Located on a property 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).

ADMINISTRATIVE BUSINESS:

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.