



Town of Dennis

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17 SHAD HOLE ROAD DP

ZBA SPECIAL PERMIT STAFF REVIEW – December 18, 2025

APPLICANT:	Cape Cod Comm. TV Corp. INC C/O William Riley of U-Haul
PROJECT ADDRESS:	17 Shad Hole Road, Dennisport MA 02639
MAP AND LOT NUMBER:	Map 70 Lot 22 (2.25 acres –110,460 sf)
APPLICANT ADDRESS:	P.O. Box 707, Chatham, MA 02633
CASE NUMBER:	ZBAS-25-57
ZONING:	R-40; OK Historic
HEARING DATE:	December 22, 2025

1. Project Summary; Request per Zoning Bylaw; Plan Citations
2. Plans Specifications; Basic Site Data
3. Actions Requiring Findings
4. § 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal
5. Town Department Comments
6. Proposed Conditions

PROPOSAL	Remove existing TV studio and convert space to warehouse storage for U-Haul U-Box.
PROJECT SUMMARY	<ul style="list-style-type: none"> • The proposal is a conversion of an existing 29,374 sf Warehouse/Studio built in 1972 to be converted from a T.V. Studio (Cape Media) to a U-Haul U-Box warehouse. • U-Box containers are delivered to the customer’s home or business, where they are packed at the customer’s convenience. Once ready, U-Haul picks up the container and transports it to a U-Box warehouse, where it is stored until the customer requests delivery to a new location. • U-Box facilities do not involve customer foot traffic or individual unit access. Only trained U-Haul personnel handle loading and storage. • Containers are moved using trucks at designated loading docks. • Attorney for Applicant has said operation will be normal business hours 9:00 am to 5:00 pm seven (7) days a week. Board should confirm that trucks will not be arriving early or late and backing up with beeping near the residential neighborhood outside of the normal business hours.
REQUEST	<p>Finding per: 2.2.2-7.b. Use Regulation Schedule - Special Permit</p> <ul style="list-style-type: none"> • 2.2.2.7.b Special Permit required for Warehousing and Wholesale Trade (See §2.2.4) in General Commercial II District. <p>§ 2.2.4 <i>Outside bulk storage, contractor’s yard, disposal area or open storage related to manufacturing, processing, warehousing, wholesale trade or a public utility facility shall be screened from an adjacent residential use, a residential district or street by a solid stockade fence six feet in height or densely planted trees or shrubs six feet or more in height, or be equivalently obscured by natural vegetation.</i></p>

PLOT PLAN	Site Plan of 17 Shad Hole Road Dennisport, Massachusetts prepared for U-Haul of Dennisport & Amerco Real Estate Company by Tighe & Bond, 88 Route 6A Sandwich MA, (02563). Plan consisting of 1 sheet with existing and proposed conditions, Plan dated 11-19-2025 by Sean M. Riley.
BUILDING PLANS	Survey Plan of 17 Shad Hole Road Dennisport, MA. Plan consisting of 2 sheets of Floor plans and Existing Elevations. Stamped 11/11/2025 by Sean M. Riley.
OTHER	Narrative describing U-Haul U-Box operatins at 17 Shad Hole Road by Riley and Norcross LLC dated October 27, 2025.

1.3.2 Plans and Specifications

REQUIREMENTS	PROVIDED ON PLAN
CERTIFIED PLOT PLAN INCLUDING	
LOCUS MAP	No
PERIMETER DIMENSIONS, INCLUDING FRONTAGE	Yes
AREA OF LOT	Yes
NAMES OF STREETS	Yes
NAMES OF ABUTTING PROPERTY OWNERS	Yes
DISTANCES EXISTING AND PROPOSED STRUCTURES TO PROPERTY LINES	Yes
PROPOSED ADDITONS/ALTERATIONS OF EXISTING BLDGS W/ SETBACKS	Yes
PROXIMITY OF WETLANDS	No exterior work
EXISTING AND PROPOSED TOPOGRAPHYAND/OR OTHER LAND ISSUES	Yes
DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE PROPOSED CONDITIONS	Yes
ARCHITECTURAL DRAWINGS ILLUSTRATING THE EXISTING CONDITIONS	Yes

Basic Site Data	Required/ Allowed	Existing	Proposed
Frontage		117.9'	No change
Front Setback		49.3'	No change
Right Side Setback		27.6'	No change
Left Side Setback		25.6'	No change
Rear Setback	25'	25.2'	No change
Lot Area	40,000sf	110,460 sf	No change
Lot Width		148'	No change
Non-conforming floor space within Setbacks	0	50 (in app)	No change
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period	0	50 (in app)	No change
Cumulative footprint size of all structures	29403 (in app)	29,403 sf (in app)	No change
Cumulative lot coverage (footprint) percent for all	15%		No change
Cumulative floor space of all structures (F.A.R.)			No change
Cumulative floor space to lot area % all	30%		No change

2.2.2-7.b. Use Regulation Schedule - Special Permit

ACTION	FINDING
2.2.2.7.b Special Permit required for Warehousing and Wholesale Trade (See §2.2.4) in General Commercial II District.	
REQUEST	Finding that the proposed Warehousing (U-Haul U-Box storage) in the General Commercial II District will not be substantially more detrimental to the neighborhood, does not require any exterior site modifications or trigger Site Plan Review, and is an appropriate business at this location.

§ 2.2.4 Outside bulk storage, contractor’s yard, disposal area or open storage related to manufacturing, processing, warehousing, wholesale trade or a public utility facility shall be screened from an adjacent residential use, a residential district or street by a solid stockade fence six feet in height or densely planted trees or shrubs six feet or more in height, or be equivalently obscured by natural vegetation.

§ 1.4.2.1 To hear and decide applications for special permits upon which the Board is empowered to act under this By-Law pursuant to M.G.L. ch. 40A. Special permits may be granted only upon a finding by the Board that the proposed use will not create a nuisance, hazard or congestion, or other significant harm to the neighborhood, nor cause derogation from the general purpose and intent of the By-Law, the stated district intent or applicable use criteria. It shall be the responsibility of the applicant for any special permit to show, to the satisfaction of the Special Permit granting authority, that the following criteria are met.

- a) The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **Proposed use fits the existing building in the General Commercial District.**
- b) Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **The site is within a very large existing structure that is not being changed with minimal trip generation or noise that would affect the nearby residential District.**
- c) Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use; **U-Box facilities do not involve customer foot traffic or individual unit access. Only trained U-Haul personnel handle loading and storage.**
- d) Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values; **The proposal fits in the existing character of the commercial district and area.**
- e) Adequacy of provision of utilities and other necessary or desirable public services; **The addition should not increase the need for utilities or other public services.**
- f) Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; **The addition should not generate light, noise, litter, odor or other sources of nuisance.**
- g) Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat. **The natural environment will not be affected in this existing large building.**

TOWN DEPARTMENTS COMMENTS:

- **PLANNING:**
 - Proposal is a fairly benign use of the nearly 30,000 sf existing building with limited access and hours. 9:00 am to 5:00 pm seven days a week (*Note: Proposed condition extends hours a bit*)
 - No exterior changes are proposed. Plans show existing office space of 5,819 sf to remain and 23,584 sf of warehouse to remain with 1,461 sf of office space to be converted to warehouse.
 - No habitable space is being added that trigger Health regulations nor any exterior changes that may trigger Conservation.
 - The Board can find that the proposed Warehouse use (U-Haul U-Box facility), as conditioned, in the General Commercial District will not be substantially more detrimental to the neighborhood, does not require any exterior site modifications or trigger Site Plan Review, and is an appropriate business at this location.
- **NATURAL RESOURCES:** Proposed project and change in use seem to only be renovation of interior by review of provided documents. Any exterior related work will have to be reviewed the Conservation Commission as site is entirely within an AE flood zone, and portions of the property are within a buffer zone to a wetland resource area.
- **HEALTH:** Property located in an Environmentally Sensitive Area. Will require a variance from the Board of Health for the addition/alteration or new construction of habitable space in an ESA.
- **BUILDING:** Special permit per 2.2.2(7.b) for Warehousing use
- **ENGINEERING:**
 - Project appears limited to interior renovations.
 - Parking appears adequate if no increase in public usage of facility is anticipated.
 - Management of new business should confirm if there will be any exterior storage of containers or vehicles during overnights or extended periods of time, which will occupy existing parking spaces. If storage of vehicles is likely, parking spaces should be designated as to not impact other use at the facility. Storage of containers on the exterior of the building should not be permitted unless a certain area is designated for such use, screened appropriately, and any reduction in parking spaces is determined to meet the needs of the facility.
- **FIRE/ POLICE:** No Comment

PROPOSED 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. Operations of the U-Box facility 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 or 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. Any off-street parking shall be a pervious surface.
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