



Minutes
January 14, 2020

TOWN CLERK
TOWN OF SANDWICH

FEB 12 2020

1 H 26 M P M
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6 p.m.
Sand Hill School Community Center
16 Dewey Avenue

Present: Christopher Neeven, Chair; James Killion, Vice-Chair; Robert Jensen; Erik Van Buskirk; Gerald Nye; and Chase Terrio

Also Present: Leanne Drake, Assistant Town Planner; Brendan Brides, Building Commissioner; and Maureen McCabe, Sr. Administrative Assistant

Mr. Neeven opens the meeting with the Pledge of Allegiance and the reading of the Opening Statement. Mr. Neeven designates Mr. Nye as the fifth voting member for tonight's meeting.

Approval of Minutes

Mr. Jensen motions to accept the minutes of the meeting held November 12, 2019, as written. Mr. Van Buskirk seconds. The vote is unanimous.

Old Business

There is no old business to discuss.

New Business

#19-09: 22 Chadwell Avenue – Special Permit – Gervais

- Mr. Neeven reads the Public Hearing Notice into the record. In addition, the following correspondence is read into the record:
 - Memo to Christopher Neeven, Chair from Samuel J.P. Jensen, Assistant Town Engineer re: Petition 19-09, Application for Special Permit, 22 Chadwell Ave., Parcel 37 on Assessors Map 94, dated January 9, 2020
 - Memo to Christopher Neeven, Chairman Board of Appeals from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for Special Permit #19-09 for the address located at 22 Chadwell Avenue, dated December 30, 2019
 - Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 22 Chadwell Ave Map 94 Parcel 37, dated December 26, 2019



- Email to Maureen McCabe from Sean Miller re: Request for Comment: 22 Chadwell Ave Map 94 Parcel 37, dated December 26, 2019

Mr. Edward Stone introduces himself and his client, Normand Gervais, to the Board. Mr. Stone discusses the manner in which a Certified Abutters List is prepared. Mr. Neeven explains that subject is not within this Board's purview and asks Mr. Stone to limit his comments to the matter before them. Mr. Stone discusses neighboring setbacks and says that he is proposing a 21.5 foot setback. The house will not look out of place. He says the 30 foot setback is very restrictive and won't even accommodate a porch. Erosion control measures will be put into place. A discussion ensues regarding the vacant lot. Mr. Brides explains that the lots have been merged. There are no further questions from the Board. Mr. Neeven opens the matter up to the public for comment. There is none. Mr. Jensen motions to close the Public Hearing and take the matter under advisement. Mr. Killion seconds. The vote is unanimous.

Board Discussion

- The Board and Ms. Drake briefly discuss the letter from the Cape Cod Commission re: 180 Cotuit Road. Ms. Drake states this is an update and no comment is required. Because of the solar provisions it will require a DRI (development of regional impact.)
- Board members discuss the vacancy created by the recent resignation of Timothy O'Neill. Mr. Terrio tells the Board he is interested in becoming a full-time member. Staff will prepare and forward the necessary paperwork to the Board of Selectmen.

Deliberations

#19-09: 22 Chadwell Avenue – Special Permit – Gervais

- The Board reviews and discusses Special Permit #19-09. The Board votes to approve the Special Permit with conditions. The Decision, findings and conditions are on file in the Planning & Development office.

Other Matters Not Reasonably Anticipated

- Ms. Drake informs the Board that the Falmouth Town Planner has reached out to our office to say that there will be a CPTC training class on the Role of the Planning Board and Board of Appeals on Thursday, January 30, 2019, in Falmouth. Mr. Neeven asks staff to forward the particulars to Board members.

Adjournment

Mr. Killion motions to adjourn. Mr. Jensen seconds. The vote is unanimous. The meeting adjourns at 6:20 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Draft minutes dated November 12, 2019 (2 pages)
2. 22 Chadwell Avenue Special Permit Application (2 pages)
3. Memo to Christopher Neeven, Chair from Samuel J.P. Jensen, Assistant Town Engineer re: Petition 19-09, Application for Special Permit, 22 Chadwell Ave., Parcel 37 on Assessors Map 94, dated January 9, 2020 (1 page)
4. Memo to Christopher Neeven, Chairman Board of Appeals from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for Special Permit #19-09 for the address located at 22 Chadwell Avenue, dated December 30, 2019 (1 page)
5. Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 22 Chadwell Ave Map 94 Parcel 37, dated December 26, 2019 (1 page)
6. Email to Maureen McCabe from Sean Miller re: Request for Comment: 22 Chadwell Ave Map 94 Parcel 37, dated December 26, 2019 (1 page)
7. Letter to ASD Cotuit MA Solar, LLC c/o Matthew Terry, Esq., from Cape Cod Commission re: ASD Cotuit MA Solar, LLC, AMP Energy Sandwich, CCC Project Number DRI19034, dated November 27, 2019 (2 pages)