

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



BOARD OF APPEALS

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Minutes
January 23, 2018

TOWN CLERK
TOWN OF SANDWICH

FEB 14 2018

2 H 20 M P M
RECEIVED & RECORDED

7 p.m.
Upper Meeting Room
270 Quaker Meetinghouse Road

Present: James Killion, Vice-Chair; Christopher Neeven; Timothy O'Neill; Erik Van Buskirk; and Gerald Nye

Absent: Robert Jensen, Chair; and David Schrader

Also Present: Paul Spiro, Building Inspector; Brendan Brides, Assistant Building Inspector; Ralph Vitacco, Director of Planning & Economic Development; Leanne Drake, Assistant Town Planner

Mr. Killion opens the meeting with the Pledge of Allegiance; the reading of the Opening Statement is waived.

Approval of Minutes

There are no Minutes to approve.

Old Business

There is no old business to discuss.

New Business

#17-22 – 27 Weeks Pond Drive – Map #5, Parcel #136 – Variance – Landry

Mr. Killion reads the Public Hearing Notice into the record. In addition, the following comment memo is read into the record:

- Memo from Sam Jensen, Assistant Town Engineer, Engineering Department, to Robert Jensen, Chair dated January 18, 2018

Mr. Ronald Landry introduces himself to the Board as the General Contractor and states that he is representing the Cabral family. Two months ago the application for a ten foot Variance was not granted. Since then, the building has been shortened down by two feet and the building has been moved back to get to a front corner variance of 5'-0". The "D" box will have to be moved because of their close proximity. Mr. Killion asks Mr. Landry if he has the area of the structure that is within the encroachment. Mr. Landry says that he does not. He explains that there will be a saw cut across the driveway. The driveway to the right hand side of the building will be gone. The front of the building will be cut back enough to do the excavation and set the foundation. The "D" box will be moved five feet from the foundation.

There are no further comments from the Board.



Mr. Spiro states that the design has been moved back fifty percent more than it was before. He talks about what would need to be done if the "D" box were moved back even further. Mr. Van Buskirk states that they have not received any complaints from neighbors.

Mr. Van Buskirk motions to close the Public Hearing and take the matter under advisement. Mr. Neeven seconds. The vote is unanimous.

Board Discussion

Mr. Vitacco tells the Board that he has no further information related to Heritage.

Mr. Vitacco discusses the Remote Participation Policy. In December 2017 the Board of Selectmen voted to allow remote participation amongst the Boards and Committees. Each Board is allowed three remote participations for the entire year. Extreme circumstances should dictate a request which goes through the Chairman. Remote participation can be via audio or visual. Each Board should determine the best way to communicate with the member so they can participate fully in the meeting. Remote participation does not provide a quorum.

Deliberations

Variance #17-22
27 Weeks Pond Drive, Map #5, Parcel #136
Landry

The Board reviews and discusses Variance #17-22. The Board votes to approve the Variance with conditions. The Decision, findings and conditions are on file in the Planning & Development office.

Other Matters Not Reasonably Anticipated by the Chairman

There are no matters to discuss.

Mr. Neeven motions to adjourn. Mr. Van Buskirk seconds. Vote approved by consensus. The meeting adjourns at 7:22 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Document:

1. Memo from Sam Jensen, Assistant Town Engineer, Engineering Department, to Robert Jensen, Chair, dated January 18, 2018 (1 page)