



**BOARD OF APPEALS**

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**Minutes  
February 13, 2018**

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FEB 28 2018

2 H 45 M P M  
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7 p.m.  
Upper Meeting Room  
270 Quaker Meetinghouse Road

**Present:** James Killion, Vice-Chair; Christopher Neeven; Gerald Nye; and David Schrader  
**Absent:** Robert Jensen, Chair; Erik Van Buskirk; and Timothy O'Neill  
**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 a brief Opening Statement and the Pledge of Allegiance.

**Approval of Minutes**

Mr. Neeven motions to accept the Minutes of the meeting held December 12, 2017, and January 23, 2018, as written. Mr. Schrader seconds. The vote is unanimous.

**Old Business**

There is no old business to discuss.

**New Business**

**#18-01 – 18 Leveridge Lane – Map #81, Parcel #022 – Variance – Prairie**

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

- Memo from David DeConto, Director, Department of Natural Resources, to Robert Jensen, Chairman Board of Appeals, dated January 25, 2018

Patrick Ellis introduces himself and Jennifer Prairie to the Board. Mr. Ellis states that they are before the Board to request a 2.55 foot Variance on a sideline setback for a two car garage. The hardship is the unusual shape of the lot. Placing the building in a different location on the lot would alter the look of the house and the elevation and height of the structure. Mr. Ellis goes on to say that they do not believe their request would be detrimental to the neighborhood or out of place in any way. Mr. Ellis tells the Board he has spoken with Conservation regarding the wetlands issue. Pending the outcome of this meeting will determine the course of action on that and how they will proceed with Conservation. Mr. Ellis references and discusses the site plan which was included with the application. This shows on the westerly side of the building the corner of the garage that is within the encroachment area that setback is to the actual lot line. As the building is proposed to the actual pavement that exists there is 26.6 feet plus/minus to the edge of the asphalt as it is now.



Mr. Killion and Mr. Ellis discuss the roof and trim lines and how they will match up. Mr. Ellis says they are trying to match the rear roof line to tie in the frame and the whole plane of the building. Mr. Spiro states that a 26 foot wide garage is now the standard with the size of today's vehicles. Mr. Ellis adds that trying to shrink the garage to a 24 foot width won't work because the chimney sticks out almost two feet off of the existing structure.

Mr. Spiro tells the Board that Mr. Ellis came to the Building Department with a previous plan that showed more of a Variance request. It was decided it would be difficult to obtain the initial Variance. This application is a good compromise.

The matter is opened up to the public for comment. The following person spoke:

John Niland, 2 Saugus Avenue

Mr. Niland states that he is a neighbor who supports this project.

There are no further comments from the Board. Mr. Schrader motions to close the Public Hearing and take the matter under advisement. Mr. Nye seconds. The vote is unanimous.

### **Board Discussion**

Mr. Vitacco tells the Board there is an Executive Session scheduled for February 27, 2018, at 6 p.m., here at the Human Services Building. The regularly scheduled meeting will take place immediately following.

Mr. Vitacco tells the Board there is no news to report on Heritage.

Mr. Vitacco tells the Board there is no news to report on the Sand Hill School; the appeal will go through the courts and not impact construction.

### **Deliberations**

Variance #18-01  
18 Leveridge Lane, Map #81, Parcel #022  
Prairie

The Board reviews and discusses Variance #18-01. 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. Schrader seconds. The vote is unanimous. The meeting adjourns at 7:21 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Memo from David DeConto, Director, Department of Natural Resources, to Robert Jensen, Chairman Board of Appeals, dated January 25, 2018 (1 page)
2. Proposed conditions plot plan prepared by Moran Engineering Assoc., LLC, for 18 Leveridge Lane, dated January 17, 2018