Minutes
February 25, 2020

6 p.m.
Sand Hill School Community Center
16 Dewey Avenue, Sandwich, MA

Present: James Killion, Vice-Chair; Erik Van Buskirk; Chase Terrio; and Gerald Nye
Absent: Christopher Neeven and Robert Jensen
Also Present: Ralph Vitacco, Director of Planning & Economic Development; Leanne Drake, Assistant Town Planner; Brendan Brides, Building Commissioner; Sam Jensen, Assistant Town Engineer; and Maureen McCabe, Sr. Administrative Assistant

Mr. Killion opens the meeting with the Pledge of Allegiance and the reading of the Opening Statement.

Approval of Minutes

Mr. Killion asks for a motion to accept the Minutes of February 11, 2020. Mr. Nye states that he was not present at the meeting and isn’t able to comment on them. Mr. Killion says the Minutes will be put off until the next meeting.

Old Business

There is no old business to discuss.

New Business

#20-02: 161 Route 6A – Special Permit – Ainzuain

- Mr. Killion reads the Public Hearing Notice into the record. Before proceeding further, Mr. Killion asks Mr. Ainzuain if he is comfortable going forward with four Board members because it would have to be a unanimous decision versus five members where there could be one dissenting vote. Mr. Ainzuain says that he is comfortable. Mr. Killion reads the following correspondence into the record:

  ➢ Memo to Christopher Neeven, Chair from Samuel J.P. Jensen, Assistant Town Engineer re: Petition 20-02, Application for Special Permit, 161 Route 6A, Parcel 34 on Assessors Map 74, dated February 24, 2020
  ➢ Email to Maureen McCabe from Dave Mason re: Request for Comment: 161 Route 6A Map 74 Parcel 34, dated February 18, 2020
Mr. Matt Christiani, representing Aline Architecture, and Mr. Manuel Ainzuain, owner of Snowy Owl Coffee Roasters, introduce themselves to the Board. Mr. Ainzuain provides an overview of his business. Snowy Owl has been in operation for five years. Their main location in Brewster seats 24 and they have a five kilo roaster. Their operation in Chatham is a grab-and-go. Mr. Ainzuain explains how coffee is sorted and roasted. The business has 13 year-round employees and up to 20 employees in the summer. The plans for a Sandwich location include the ability to increase the roaster size from five kilos to 35 kilos. The concept of the business is to be environmentally friendly. Mr. Ainzuain presents the layout of the Sandwich operation. The equipment used to roast the beans will mitigate odors. Transparency is important – from the cleanliness of the operation to customers’ ability to watch the roasting of the beans. He talks about state licensing regulations. Mr. Sam Jensen addresses traffic flow. It is a busy intersection, particularly in the summertime. Mr. Ainzuain states the eastern entrance will be for deliveries only; the western entrance will be for customers. Mr. Jensen asks if there are plans for a waste container. Mr. Ainzuain says two dumpsters, which are depicted on the revised site plan, will be fenced in. Regarding deliveries, Mr. Brides reminds Mr. Ainzuain that they are in a residential area and deliveries made before 7 a.m. will probably be reported to the Building Department. Mr. Ainzuain says the hours of operation will be Monday through Friday 6:30 a.m. to 5:00 p.m.; Saturday and Sunday 7:30 a.m. to 5:00 p.m. Mr. Nye asks Mr. Ainzuain if he has any outdoor plans. Mr. Ainzuain responds by saying they are happy with the proposed number of indoor seating which is 24. He will consult with the Board regarding any future change in plans. There are no further questions from the Board. Mr. Killion opens the matter up to the public for comment. There is none. Mr. Van Buskirk motions to close the Public Hearing. Mr. Terrio seconds. The vote is unanimous.

Board Discussion

There are no items to discuss.

Deliberations

#20-02: 161 Route 6A – Special Permit – Ainzuain

- The Board reviews and discusses Special Permit #20-02. 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

- Mr. Killion asks if there is anything happening with Heritage. Mr. Vitacco says there is not. There is no further discussion as it relates to this matter.

Adjournment

Mr. Terrio motions to adjourn. Mr. Van Buskirk seconds. The vote is unanimous. The meeting adjourns at 6:33 p.m.

Respectfully Submitted,

Maureen McCabe

Supporting Documents:

1. Draft minutes dated February 11, 2020 (3 pages)
2. 161 Route 6A Special Permit Application (9 pages)
3. Memo to Christopher Neeven, Chair from Samuel J.P. Jensen, Assistant Town Engineer re: Petition 20-02, Application for Special Permit, 161 Route 6A, Parcel 34 on Assessors Map 74, dated February 24, 2020 (1 page)
4. Email to Maureen McCabe from Dave Mason re: Request for Comment: 161 Route 6A Map 74 Parcel 34, dated February 18, 2020 (1 page)
5. Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 161 Route 6A Map 74 Parcel 34, dated February 6, 2020 (1 page)
6. Memo to Christopher Neeven, Chairman Board of Appeals from Joshua K. Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments on an Application for a Special Permit #20-02 for 161 Route 6A, Sandwich, MA dated February 6, 2020 (1 page)
7. Email to Maureen McCabe from Sean Miller re: Request for Comment: 161 Route 6A Map 74 Parcel 34, dated February 6, 2020 (1 page)
8. Site Plan for Snowy Owl Sandwich, 161 Route 6A, Sandwich, MA prepared by aline architecture dated February 25, 2020 (1 plan)