



**Minutes  
February 26, 2019**

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

TOWN CLERK  
TOWN OF SANDWICH  
MAR 13 2019  
4 15 M P MZ  
RECEIVED & RECORDED

**Present:** James Killion, Vice Chair; Robert Jensen; Erik Van Buskirk; Timothy O'Neill; Gerald Nye; and Chase Terrio

**Absent:** Christopher Neeven, Chair

**Also Present:** Brendan Brides, Building Commissioner; Ralph Vitacco, Director of Planning & Economic Development; 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. Jensen motions to accept the Minutes of the meeting held February 12, 2019, as written. Mr. Van Buskirk seconds. The vote is unanimous.

**Old Business**

There is no old business to discuss.

**New Business**

- #19-01: 1 Dillingham Avenue – Special Permit – Wegman

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

- Memo to Christopher Neeven, Chair, Zoning Board of Appeals from Paul E. Tilton, Director of Public Works re: Petition #19-01, Application for Special Permit, 1 Dillingham Ave., Parcel 53 on Assessors Map 88, dated February 21, 2019
- Memo to Christopher Neeven, Chairman Board of Appeals, from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for Special Permit #19-01 for the address located at 1 Dillingham Avenue, Sandwich, MA, dated February 4, 2019. Mr. Killion states there is no comment.



- Email to Maureen McCabe from Sean Miller, Fire Prevention Officer, re: Request for Comment: 1 Dillingham Avenue Map 88 Parcel 53, dated January 31, 2019. Mr. Killion states there are no concerns.

Mr. Wegman introduces himself to the Board. He tells them that he is requesting front setback relief to obtain a building permit to build a new house. Mr. Killion asks Mr. Wegman to provide more detail regarding his application. Mr. Wegman says he is looking for a 16.3 foot setback from the road. He goes on to say he has a 13 foot setback which meets the sideline, a 10 foot setback which meets the rear sideline and is before the Board tonight to seek a Special Permit because he does not meet the front setback. Mr. Killion states that the Board is allowed to provide latitude based on the average setbacks of the other properties or 30% of the lot size. Mr. Jensen says this is a non-conforming lot. The Board and Mr. Brides discuss the existing setbacks and what is allowed under Section 2550 b. Mr. Brides adds that Mr. Wegman's request is straightforward.

There are no further questions from the Board. Mr. Killion 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. Van Buskirk seconds. The vote is unanimous.

### **Board Discussion**

There are no items to discuss.

### **Deliberations**

- #19-01: 1 Dillingham Avenue – Special Permit – Wegman

The Board reviews and discusses Special Permit #19-01. 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 by the Chairman**

- Mr. Vitacco tells the Board that there are no updates to report on Sandwich Green or Autumnwood.
- Mr. Vitacco tells the Board there are three matters scheduled on their March 12, 2019 agenda.

**Adjournment**

Mr. Jensen motions to adjourn. Mr. Van Buskirk seconds. The vote is unanimous. The meeting adjourns at 6:18 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. 1 Dillingham Avenue Public Hearing Notice (1 page)
2. Memo to Christopher Neeven, Chair, Zoning Board of Appeals from Paul E. Tilton, Director of Public Works re: Petition 19-01, Application for Special Permit, 1 Dillingham Ave., Parcel 53 on Assessors Map 88, dated February 21, 2019 (1 page)
3. Memo to Christopher Neeven, Chairman Board of Appeals, from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for Special Permit #19-01 for the address located at 1 Dillingham Avenue, Sandwich, MA, dated February 4, 2019 (1 page)
4. Email to Maureen McCabe from Sean Miller, Fire Prevention Officer, re: Request for Comment: 1 Dillingham Avenue Map 88 Parcel 53, dated January 31, 2019 (1 page)
5. Proposed Septic System/Site Plan for 1 Dillingham Avenue, Sandwich, MA, dated January 24, 2019 (2 pages)