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TOWN OF SANDWICH

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SEIC Meeting Minutes

September 17, 2018 –Sand Hill School Community Center, 16 Dewey Ave.

In attendance: Dick Johnson, Hank Tuohy, Daryl Crossman, Doug Cabral, Mike Miller, Sandy Scannell, and Jeff Picard – Associate Member Joanne Westerhouse

Guests: Tao Wolfe, Ralph Vitacco, Joe Kerrissey, Mark Wisentaner, and Bruce Douglas

5:30 p.m. The meeting was called to order by President Dick Johnson

Mike moved to approve the minutes of the August 20, 2018 meeting, second by Daryl, unanimously approved.

With Charlie's absence there was no financial report.

Under New Business Dick referred to Planning Board issues regarding Forestdale Village and Housing Assistance (HAC) and asked Jeff to address these items as a member of the Planning Board. Jeff informed the board that there was no action by the Planning for a zoning change because HAC could do solar under existing zoning and that the solar RFP had been advertised. He also informed the board that HAC may pursue a zoning change if they got positive responses to solar RFP. He stated that HAC has three parcels of land and that there is heritage turtle issue on one of the properties. Dick said because HAC was seeking a zoning change he thought there may be a move for industrial development. Ralph stated that HAC is really a housing corporation and that they were looking for revenue generating activities and that the farmer's garden area was now closed. Jeff will keep the board informed of HAC's progress.

Jeff informed the Board that Forestdale Village is looking for a Micro Development area that would include solar plus a commercial development along with housing as originally proposed. Ralph gave some background on the development that started with Steve Powers with a friendly 40B that now has been taken back by the original owner Tom Ruin. He also stated that taxes were owned on the property and that there would be no development until back taxes were paid. Jeff recommended that the group be invited to attend a future meeting of the SEIC to discuss their plans. It was noted that wastewater is a major issue for the development.

Joe Kerrissey introduced himself as a potential buyer for the project and thought retail in front with elderly housing (apartments) in the rear could be possible and that he would pay back taxes if new zoning could be approved. Dick stressed that a friendly 40B is very unusual and that there was no real opposition. Mike asked if the front portion was necessary for his development concept. He responded "yes".

Continuing under New Business Dick asked Mark Wisentaner to address the board regarding his proposal for a Clean Water Overlay District. Mark explained that the proposed development would include a wastewater treatment plant that could be expanded to meet the town's needs along with the potential of the development of 300 acres of industrial zoned land and a new roadway that would exit on Service Road. Dick informed the Board that he left the plan with Bud last Friday and Ralph for their review. Mark explained that area would require a flex zone for flexibility in development and that tax revenues could be between \$4 million and \$8 million. He stressed that a Growth Incentive Zone approved by the Cape Cod Commission would be important for development and bonding for



infrastructure. Dick reviewed the SEIC original MA Works Grant that was terminated because of lack of second access to the industrial zoned area.

Mike stated that the proposal would conflict with the town's initiative to get a financial structure approved at Town Meeting for water development which included wastewater, water, school connections, pond protection, and storm water. He related that bringing in another source of funding at this time could have a major effect on the Town Meeting vote. He thought that the concept should be considered after the town's funding source was in place. Mike said that money was already earmarked for a plant and that town meeting would question need the need for WIIF if private monies were available. Dick thought that the financial structure included 25% coming from grants, tie in fees, and private sources and that this proposal could be included in the 25%. Jeff thought that it would confuse the issue and the voters at Town Meeting. Mark introduced Bruce Douglas who completed a similar project in Eastern, MA. Mike stressed that the town has to have the WIIF and that we can't add anything now that would put the WIIF approval in jeopardy. Mike questioned whether Mark's plan would build a plant big enough capacity needed for entire town. Bruce explained that big savings come from eliminating prevailing wages and filed sub bids and that the town would only pay for amount to be used by town citizens. Mike said that the plan could be beneficial in the future but not now because it confuses the plan put forth by the town that is now being promoted. Mark then questioned the board as to whether the Overlay District without wastewater could be considered. Mike said it would still confuse the issue for approval of the WIIF. Jeff said why approve another Overlay District. Mark said it was different than anything now in existence. Ralph stated that a Clean Water overlay District may make sense for consideration. Doug said it would cause major confusion at Town Meeting and all kinds of alternate motions would be introduced that would confuse the issue. Mike informed the board that the WIIF would take care of water expansion and the interconnection arrangements with Barnstable and Mashpee without going back to the tax payers.

Under Old Business Ralph stated that he would arrange for a tour of Wing and send out dates for consideration. Dick thought a Saturday morning would be best. Mike questioned if a developer had toured the facility. Ralph said "yes" and that they were interested.

Dick informed the board 76 letters were sent out to Jan Sebastian building owners and businesses for the creation of a business association and that there was no response to date. Dick suggested that personal contacts needed to be made to create interest and that some door knocking may be needed.

Doug announced that the Chamber is hosting a Business After Hours on September 25 starting at Tomatoes with visits to several other businesses in the area and that the Annual Meeting of the Chamber would held on October 18 at the Pilot House. He further informed the board that there would be a Fund Raiser at the American Legion on October 26.

Mike informed the SEIC that the selectmen's biggest issue was approval of the WIIF and that the Finance Committee had not endorsed the WIIF and were looking for other sources of revenues.

Dick reminded Mike that the Selectmen need to appoint a replacement for Teri and that Joanne was interested.

Next meeting will be October 15.

Hank moved to adjourn, second by Doug, unanimously approved.

Approved  
Richard Johnson President SEIC  
10/15/2014