



**Minutes
September 25, 2018**

TOWN CLERK
TOWN OF SANDWICH

OCT 25 2018

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

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

Also Present: Brendan Brides, Building Commissioner; Ralph Vitacco, Director of Planning & Economic Development; Leanne Drake, Assistant Town Planner; and Maureen McCabe, Sr. Administrative Assistant

Mr. Neeven 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 July 24, 2018, as written. Mr. Killion seconds. The vote is unanimous.

Old Business

There is no old business to discuss.

New Business

#18-05: 42 Knott Avenue – Variance – Ryan

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

- Email to Maureen McCabe, from Sam Jensen, Assistant Town Engineer re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 20, 2018
- Memo to Christopher Neeven, Chairman Board of Appeals, from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for the Variance request for the address located at 42 Knott Avenue, Sandwich, MA dated September 6, 2018
- Email to Maureen McCabe, from John J. Burke, Fire Chief re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 4, 2018

- Email to Maureen McCabe, from David Mason, Director of Public Health re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 4, 2018
- Email to Maureen McCabe, from Brendan Brides, Building Commissioner re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 4, 2018

Mr. Ryan explains to the Board that the way the house is situated on the lot it is not square to the lot lines. The encroachment is nine inches into the setback. The request is to flip the six and eight foot setbacks on either side of the house so that the easterly side will comply and the westerly side will require the Variance. The purpose is to add the second means of egress out of the dwelling and there is nowhere else in the house to put the door. Mr. Ryan explains that he connecting the side steps to the rear deck. There are no further comments from the Board. Mr. Brides says that he suggested Mr. Ryan apply for the Variance because he believes it is a reasonable request and the house needs a second means of egress. He also tells the Board that space is limited in the Town Neck area. Mr. Neeven asks if there is any public comment. The following person spoke:

Chase Terrio

Mr. Terrio states that if it were he who was applying for the Variance, he would ask in the same way.

Mr. Killion motions to close the Public Hearing and take the matter under advisement. Mr. Jensen seconds. The vote is unanimous.

Board Discussion

Prospective New Member – Chase Terrio

Mr. Terrio provides the Board with a brief history of his background. He grew up in Sandwich and moved back to town with his family a few years ago. Mr. Terrio has a degree in civil engineering from WPI. He is employed as a project manager for Dellbrook Construction. Mr. Terrio tells the Board that it seems to him that this Board has the most direct interaction with the Town's By-Laws and serving on the Board would be a unique opportunity. Mr. Neeven provides an overview of the Board's role and their meeting schedule. Mr. Terrio tells the Board he will reach out with any questions and will plan to attend an upcoming meeting.

Deliberations

#18-05: 42 Knott Avenue – Variance – Ryan

The Board reviews and discusses Variance #18-05. The Board votes to approve the Variance with conditions. The Decision, findings and conditions are in file in the Planning & Development office.

Other Matters Not Reasonably Anticipated by the Chairman

The Board discusses the Heritage court decision. They are all in agreement that the decision rendered by them was correct. As a point of clarification, Mr. Jensen states that the Board voted to uphold the decision of the Building Inspector.

Adjournment

Mr. Jensen motions to adjourn. Mr. O'Neill seconds. The vote is unanimous. The meeting adjourns at 6:21 p.m.

Respectfully Submitted,


Maureen McCabe

Supporting Documents:

1. Public Hearing Notice for 42 Knott Avenue (1 page)
2. Email to Maureen McCabe from Sam Jensen re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 20, 2018 (1 page)
3. Memo to Christopher Neeven from Joshua Wrigley re: Conservation Commission comments for the Variance request for the address located at 42 Knott Avenue, Sandwich, MA, dated September 6, 2018 (1 page)
4. Email to Maureen McCabe, from David Mason re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 4, 2018 (1 page)
5. Email to Maureen McCabe, from John Burke re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 4, 2018 (1 page)
6. Email to Maureen McCabe, from Brendan Brides re: Request for Comment: 42 Knott Avenue, Map #93, Parcel #117, dated September 4, 2018 (1 page)