



PLANNING BOARD

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MINUTES
PUBLIC HEARING
August 30, 2011

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7:04 P.M.

Meeting Room
Town Office Building, 16 Jan Sebastian Drive

Present: Sarah Regan, Chair; Dan Marsters, Vice-Chair; Joseph Vaudo, Amy Lipkind, and Henry Rakov

Absent: Nanette Perkins

Ms. Regan read the Public Hearing Notice into the record.

Recommendation Vote – Proposed Zoning Bylaw Amendments

Ms. Regan read proposed amendment, Article 1. There was no Board discussion and no public comment.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #1:

Delete Article VI Growth Center Technology District Sections 6000 through 6625 and **Add** Article VI Sections 6000 through 6104 "**Sandwich Development Agreement**"

Mr. Marsters seconded.

Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes
Joseph Vaudo	yes
Henry Rakov	yes

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The vote was unanimous.

Ms. Regan read proposed amendment, Article 2. There was no Board discussion and no public comment.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #2:

Add Section 1800-1804 "**Expedited Permitting, Plan Review**".

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Ms. Lipkind seconded.

Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes
Joseph Vaudo	yes
Henry Rakov	yes

The vote was unanimous.

Ms. Regan read proposed amendment, Article 3. There was no Board discussion and no public comment.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #3:

Add Section 1900 -1905 "**Expedited Permitting, Site Plan Review**".

Mr. Marsters seconded.

Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes
Joseph Vaudo	yes
Henry Rakov	yes

The vote was unanimous.

Ms. Regan read proposed amendment, Article 4. There was no Board discussion and no public comment.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #4

Delete in Article II "Use Intensity Regulations, Sections 2100, 2110, 2200, 2210, and 2300" and **Substitute new** Article II Sections 2100, 2200, and 2300 "**Use Intensity Regulations**".

Mr. Marsters seconded.

Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes

Joseph Vaudo yes
Henry Rakov yes

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The vote was unanimous.

Ms. Regan read proposed amendment, Article 5. Mr. Smith went over the changes with the Board. There is no longer a Growth Center Technology District; there is now a Solar Photovoltaic Overlay District with a new parcel being added to that district, and a parcel is being added to the Industrial District. There was discussion among the Board members regarding the parcel to be added to the Industrial district with the majority of the Board not in favor of doing so. Also, the Board agreed to add the parcel to the Solar Photovoltaic District.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #5:

Delete Town of Sandwich Zoning Map dated October 2009 and **Adopt** Town of Sandwich Zoning Map dated October 2011 **with the exception of the addition of a single industrial parcel.**

Mr. Marsters seconded.

Voted:

Sarah Regan yes
Daniel Marsters yes
Amy Lipkind yes
Joseph Vaudo yes
Henry Rakov yes

The vote was unanimous.

Ms. Regan read proposed amendment, Article 6. Mr. Thomas Tsakalos of Tsakalos Realty Trust spoke in support of this proposed amendment. Ms. Kate Bavelock of the Chamber of Commerce also voiced support.

Ms. Lipkind moved the Board recommend that town meeting approve this proposed by-law amendment:

Item #6:

Add new Section 2540, "d- Mixed Use Cluster Developments. In the B1 and B2 districts, multiple mixed market rate and affordable owner occupied or rental dwelling units may be located on an individual lot within a Mixed Use Cluster Development by Special Permit from the ZBA pursuant to Section 4500. In the case of affordable units, the provisions of Section 4130 shall not apply; however, the Zoning Board of Appeals shall condition any special permit allowing for Mixed Use Cluster affordable housing according to the affordability requirements in Section 4505, subsection b, 1 and 2, and the special permit criteria of Section 1342".

Mr. Marsters seconded.

Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes
Joseph Vaudo	yes
Henry Rakov	yes

The vote was unanimous.

Ms. Regan read proposed amendment, Article 7. There was no Board discussion. Ms. Bavelock again spoke in support of this proposed amendment. Ms. Cathy Karl, 82 Roos Road, asked if other communities use 3,000 sq ft. per guest unit for each unit after the first. Mr. Smith said that in his research he had found several that did and that 3,000 sq. ft. seemed reasonable.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #7

Delete in Section 2600, Intensity of Use Schedule, note b "Hotels, motels, motor courts, lodging houses and cottage colonies must meet this requirement and must provide not less than 12,000 square feet per dwelling or guest unit" and Substitute new "For hotels or motels, must meet this requirement and lot area must be increased by 3,000 square feet per guest unit for each guest unit after the first".

Mr. Marsters seconded.

Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes
Henry Rakov	yes
Joseph Vaudo	yes

The vote was unanimous.

Ms. Regan read proposed amendment, Article 8. There was no Board discussion. Ms. Bavelock asked the Board if this proposed amendment would apply in all districts. Ms. Regain answered that it will apply in the Mixed Use Cluster Development only.

Mr. Rakov moved the Board recommend that town meeting approve the following proposed by-law amendment:

Item #8

Amend Section 2600, Intensity of Use Schedule, note "p" by Adding "May be increased up to 40 feet by Mixed Use Cluster Development Special Permit".

Mr. Marsters seconded.

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Voted:

Sarah Regan	yes
Daniel Marsters	yes
Amy Lipkind	yes
Joseph Vaudo	no
Henry Rakov	yes

The vote was four in favor of the recommendation and one against.

Ms. Lipkind moved the Board adjourn. Mr. Rakov seconded. The vote was unanimous. The meeting adjourned at 7:40 P.M.

Respectfully submitted,

Marilyn K. Bassett