



Town Of Sandwich

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TOWN CLERK
TOWN OF SANDWICH

PLANNING BOARD

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JAN 19 2012

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MINUTES
January 3, 2012

7:00pm
Meeting Room
Town Office Building,
16 Jan Sebastian Drive

FINAL COPY

Present: Sarah Regan, Chair, Dan Marsters, Vice Chair, Henry Rakov, Amy Lipkind, Joe Vaudo, and John Campanale

Approval of Minutes

Ms. Lipkind motioned to accept the minutes of December 6, 2011 as written. Mr. Rakov seconded. The vote was unanimous.

Ms. Regan read the letter of resignation from Planning Board member Nanette Perkins into the record.

Ms. Regan and the Board then welcomed new member John Campanale to the Board.

7:05pm

Accessory Dwelling Unit

241 Route 6A

Anderson

Ms. Regan read the Public Hearing Notice into the record. She also read the following letters into the record:

- David Mason, RS, CHO, Health Agent, Sandwich Board of Health, letter dated December 20, 2011
- David DeConto, Natural Resources Officer, letter dated December 1, 2011
- Jeff Rose, Assistant Superintendent, Sandwich Water District, letter dated December 5, 2011
- J. J. Burke, Fire Prevention Officer, Sandwich Fire Department, letter dated December 2, 2011

Mr. Anderson, a framing contractor, explained to the Board that he wants to build a three car garage with a one bedroom apartment and office space above for his business. There was a lengthy discussion about this application because normally an applicant has someone lined up to live in the apartment that has been approved by the Sandwich Housing Authority. The Board is concerned that once the permit has been granted, there will be no way to make sure that the tenant meets the affordable housing guidelines.

Ms. Regan asked if there was any public comment. Ms. Betty Allen, 252 Route 6A, stated that she agrees with the Board that it seems like Mr. Anderson is putting the cart before the horse.



The Board asked Ms. Bassett to contact the Sandwich Housing Authority to see if there was a wait list for this type of apartment and how many people were on it.

Ms. Lipkind moved that the Public Hearing for 241 Route 6A, Accessory Dwelling Unit, be continued until the January 17, 2012 meeting. Mr. Vaudo seconded. The vote was unanimous.

ANR

1 Paul's Way

Bassett

Attorney Ben Losordo represented the property owner, Heather Bassett. Mr. Marsters recused himself. He presented a revised mylar and copies to the Board. This revision addresses these concerns:

1. Temporary turnaround needs to be permanent
2. The temporary turnaround may need to be adjusted based on the layout of Paul's Way and should be coordinated with the Engineering Department.

The turnaround has been widened to 40' and the apron has been paved. The word temporary has been removed from the turnaround. Because the copies did not have an original stamp and signature from the engineering firm, the Board agreed to sign and hold the mylar until the original plans come into the office for signatures. The Board will come into the Planning and Development office to sign the plans.

Mr. Rakov motioned that the Board endorse the amended ANR plan for Lot #1, Paul's Way, with waivers and revisions. Mr. Vaudo seconded. The vote was unanimous.

Board Discussion

Board of Appeals Comment Request

The Board has no comment for Board of Appeals Special Permit #11-15, 368 Route 130.

Craig Larsen

8 Fox Trot Run

Mr. Marsters recused himself.

He explained to the Board that he is currently before the Board of Appeals with the Romeisers who have appealed the decision of the Building Inspector to grant him a permit to build a single family home. He reviewed some history with the Board and said he was basically looking for guidance should the matter come before the Planning Board. The Board asked him to come back on January 17, 2012 for further informal discussion. The Board will use this time to look into the history and provide him with more direction.

Farmview Estates

Solar Lot

Mr. Jonathan Fitch, attorney, Mr. Bill Yetman of Howland Development, and Gary Hoag, solar consultant came before the Board to discuss the importance of the ground mounted Solar Photovoltaic Overlay District (SPOD) since the article never made it into the warrant for the

Special Town Meeting in November; Ms. Regan said that the Board wants to create the solar use, and would like to open it up to districts over and above the Industrial District. Mr. Yetman said that he had had many conversations with other Boards in town and found them to be supportive. He told the Board of the study that indicated there were only three other lots potentially suitable for this size operation in the Town. His company is looking at an investment of roughly fifteen million dollars to see this come to fruition.

Mr. Fitch told the Board they would like to restart the process with Board approval. He is willing to do all the paperwork that would allow for the creation of the SPOD and present it to the Board within a couple of weeks. Mr. Fitch said he would be back on January 17, 2012 with articles, definitions, and amendments in preparation for either a Special Town Meeting or the regular Town Meeting.

Interviews for Town Planner

At the request of Mr. Rakov, the Board instructed Ms. Bassett to send a letter to Town Manager Bud Dunham and Human Resources Director Marie Buckner requesting that the Planning Board be represented in the interview process.

Mr. Vaudo moved the meeting adjourn. Ms. Regan seconded. The vote was unanimous. The meeting adjourned at 8:31pm.

Respectfully submitted,

Marilyn K. Bassett