



PLANNING BOARD

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MINUTES
January 17, 2012

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

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

Approval of Minutes

Ms. Lipkind motioned to accept the minutes of January 3, 2012 as written. Mr. Rakov seconded. The vote was unanimous.

7:05 P.M.

Accessory Dwelling Unit Continued
241 Route 6A
Anderson

Mr. Anderson was present. The Board discussed the fact that under the Accessory Dwelling Unit application, it is necessary to have the applicant provide a potential tenant to Sandwich Housing for approval. A lengthy discussion was held. Mr. Anderson asked the Board to continue the application until the next Planning Board meeting in order for him to accomplish the requirement.

Mr. Campanale made a motion to continue the Accessory Dwelling Unit application for 241 Route 6A until February 7, 2012 at 7:05 P.M. Mr. Vaudo seconded. The vote was unanimous.

Board Discussion

Photovoltaic Overlay District

Attorney Jonathan Fitch along with Mr. Bill Yetman of Howland Development and Mr. Gary Hogg of Ethos were present. Mr. Fitch had provided the Board with Drafts of amendments to the Sandwich Zoning Bylaws. Mr. Fitch addressed the Board regarding the Photovoltaic Overlay District. Mr. Fitch said the Town already has a Special Permit process in tact and a zoning map. He concluded that we do not need an overlay district to satisfy the Green Community requirement. We have to have a place where solar energy generated is allowed as a right. As a right use it would be allowed in the Industrial District especially since in the last ten years it has been expanded

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Mr. Fitch said he had obtained a list from town management of several parcels that they are considering for large scale ground mounted solar photovoltaic installations. Actually there are four places one with less than five acres. Each one is included in the section where Mr. Fitch proposed that these installations be allowed by Special Permit.

Mr. Fitch said what we are trying to do is put rules in place. The question of minimum requirements was brought up and it was determined that it was the decision of the Board. Lot sizes along with panel sizes were discussed.

Mr. Fitch also asked the Board if they would be overseeing the Special Permits. Ms. Regan said yes, the Planning Board also oversees cell towers, wind turbines, etc.

Mr. Rakov asked about residential solar panels. There was a lengthy discussion.

Mr. Fitch said the fifteen acres can work if it does not we can change it. The Special Permit process can handle this very well.

Mr. Fitch said he would send this to Town Counsel. Ms. Regan said the Board was open to that language. She also said she was communicating with Town Counsel and would request Ms. Lane to either attend the next meeting or make comment.

The discussion was continued until February 7, 2012.

8 Fox Trot Run

Mr. Craig Larsen asked for an informal discussion with the Board. He presented two plans. One shows the approved Conservation Plan. Mr. Larsen said he has an order of conditions of which 90% has been approved. He needs some direction. He said sometimes it can be handled administratively for potential changes to conditions. Ms. Lipkind asked if there was no change to the Special Permit. Mr. Larsen said the plan before the Board is substantially the same. Conservation is part of the order of conditions. The house has not been built and Mr. Larsen said he only has control over one-half of the Special Permit. Mr. Larsen's question is can he proceed with a plan before the Board with only a portion of the property.

The second question Mr. Larsen had was that he would like to amend the driveway layout. He needs access on Fox Trot Run. On the original plans there was a common driveway to the second house to cross lot #1 and hooking up at the beginning. Mr. Larsen said he does not have permission to cross lot #1. So he needs access. He stated that he has 200 feet of property on Fox Trot Run and he would like to move the driveway on the property he controls. There is another driveway which was created by an easement. There was a lengthy discussion with the Board with comments from Mr. Sam Jensen, Assistant Town Engineer.

The Board advised Mr. Larsen to explore further the common driveway.

There was further discussion regarding the appeal period for Mr. Larsen's special permit along with the conditions that currently exist.

Ms. Regan informed Mr. Larsen that if there were any other informal issues that he could come back to the Board.

8:24 P.M.

The Board signed the plans for Paul's Way.

Board of Appeals Comment

96 Route 6A #12-01
Dockmejian

The Board expressed their concern about the one common wall. Mr. Rakov asked the Board of Health to review his concern regarding the presence of dog and cat feces and urine given the common wall between the proposed veterinary hospital and the Sweet Tomatoes restaurant.

8 White Cap Path #12-02
Davis

No comment.

The Board discussed the interviews for the Town Planner which will be held on February 10 and 13. It was further discussed about contacting the Town Administrator to provide possible questions from the Board. Mr. Rakov was selected to participate on behalf of the Planning Committee.

Mr. Vaudo informed the Board that he will not be present at the February 7th meeting.

Ms. Lipkind moved the meeting adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 8:50 P.M.

Respectfully submitted,
Maureen Carty