

Town Of Sandwich

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MAR 22 2012

MINUTES

February 7, 2012

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7:01pm

Meeting Room
Town Office Building,
16 Jan Sebastian Drive

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

Absent: Joe Vaudo.

Approval of Minutes

Mr. Rakov motioned to accept the minutes of January 17, 2012 as amended. Mr. Campanale seconded. The vote was unanimous.

Accessory Dwelling Unit

241 Route 6A

Anderson

Ms. Regan read a letter from the applicant requesting to withdraw his application for an Accessory Dwelling Unit without prejudice. Mr. Campanale motioned to allow Mr. Anderson to withdraw without prejudice his application for an ADU for property located at 241 Route 6A, Sandwich, MA. Ms. Lipkind seconded. The vote was unanimous.

Board Discussion

Solar Photovoltaic

Atty. Jonathan Fitch and Bill Yetman, representing Howland Development, were present. Mr. Fitch told the Board that he had contacted the Energy Committee. The comment from that group was that it is important that this by-law meets the requirements of the Green Communities Act and Mr. Fitch has assured them that it does. He said that there have been other favorable comments throughout the community in regard to this proposed solar by-law.

The Board then discussed the letter sent to them by My Generation Energy, Michael T. Stone, Policy and Regulations Manager, offering some specific changes to the proposed bylaw as follows:

- The use of setback requirements versus fixed minimum lot size
- Maximum lot coverage of 25% for R-2, Rd-1, and RD-2 should not be applicable to solar developments. If it is deemed applicable, then minimum lot coverage should be interpreted so that only footings and structures in contact with the ground comprise the maximum lot coverage %
- Section 4188, Utility Notification, is an unnecessary reporting requirement.



- Because of limited if any ground penetration for ground mounted solar, it seems reasonable that there is not a need for financial surety/removal bond to be posted

The Board will have flexibility in determining the minimum lot size outside of the Industrial District which will occur during the Special Permit process.

The Board also discussed maximum lot coverage. Since the solar panels, which are predominantly 3' x 6', are usually tilted, it would be difficult to determine coverage using the panels themselves. Ms. Lipkind mentioned that this is a different type of coverage, while Mr. Yetman observed that the panels are not permanent. Mr. Marsters still wants to hear from Building Inspector Paul Spiro on his interpretation of lot coverage.

Mr. Rakov wants the Board to make sure that neighborhoods are protected – this is an opportunity to “get it right”. Ms. Regan said that the setbacks are still in place.

In an e-mail, Asst. Town Administrator Doug Lapp asked the Board to consider exempting any Town owned property from the Special Permit requirement. The Board disagrees.

The Board would like to have the Solar Photovoltaic articles ready for Town Meeting in May. Town Manager Bud Dunham needs the draft language by the first of April. The Public Hearing notice needs to be placed in the paper by the first of March. Mr. Fitch said that he would draft a compilation reflecting tonight’s discussion within a couple of days. He will also send Town Counsel Betsy Lane the information for her comments.

Board of Appeals Request for Comment

The Board had no comment.

Mr. Campanale moved the meeting adjourn. Mr. Rakov seconded. The vote was unanimous. The meeting adjourned at 8:02pm.

Respectfully submitted,

Marilyn K. Bassett