Town Of Sandwich
THE OLDEST TOWN ON CAPE COD

BOARD OF APPEALS
16 Jan Sebastian Drive, Sandwich, MA 02563
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Minutes
March 27, 2012

FINAL COPY

7:04 pm
Present: Chris Neeven, Chair, Harold Mitchell, Vice Chair, Robert Jensen, James Killion, Erik VanBuskirk and Fred Watt
Paul D. Spiro, Inspector of Buildings

7:04 pm
Approval of Minutes
Mr. Mitchell moved the Board approve the minutes of March 13, 2012 as written. Mr. Watt seconded. The vote was unanimous.

TOWN CLERK
TOWN OF SANDWICH
APR 11 2012
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RECEIVED & RECORDED

7:05pm
Special Permit #12-06
100 Cranberry Trail
Bosworth
Mr. Neeven read the Public Hearing Notice and the following comment letters into the record:

- J. J. Burke, Fire Inspector, Sandwich Fire Department, letters dated March 16 & March 26, 2012
- Sam Jensen, Asst Town Engineer, letter dated March 22, 2012
- David DeConto, Natural Resources Officer, letter dated March 14, 2012

Attorney Ben Losordo and Engineer, Roger Michniewicz were present representing the applicant. Atty. Losordo gave a handout regarding the issue of a six acre lot on the water. He further stated that the Board had given a variance to the next door lot in December for frontage and shape factor. Mr. Losordo said the applicant is looking for relief from the 200 foot frontage required. The lot was created in 1925 and has 165 feet of frontage. The topographical condition and wetland soil conditions would impose financial hardship to the applicant. To stand alone a lot must have sufficient frontage, sufficient upland, sufficient area and appropriate shape. The Board granted the small lot a variance on all of those factors.

Mr. Losordo has met with both the Police and Fire Depts. J. J. Burke, the Fire Inspector, said he wanted a turnaround which Mr. Losordo indicated on the plan and one also near the house that would accommodate a large fire truck.

There was a lengthy discussion about soil, topography, merging of lots and the reason for a variance request.

There was no public comment.

Mr. Mitchell moved that the Public Hearing for 100 Cranberry Trail 12-06 for a Variance be closed and taken under advisement. Mr. VanBuskirk seconded. The vote was unanimous.

Board Discussion

Mr. Mitchell told the Board that he had recently attended a conference and the subject of email addresses was brought up. They suggest that you don't use your personal email address for ZBA work.

The Board discussed scheduling Executive Session for their meeting on April 10th to discuss litigation.

7:38 P.M.
Deliberations
Variance #12-06
100 Cranberry Trail
Bosworth
The Board reviewed and discussed 100 Cranberry Trail, Variance #12-06. The Board voted to grant the Variance with conditions. The decision, findings, and conditions are on file in the Board of Appeals public records at the Planning and Development Office.

Mr. Killion motioned to adjourn. Mr. Mitchell seconded. The vote was unanimous.

The meeting adjourned at 8:02 P.M.

Respectfully submitted,

Maureen Carty