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Minutes
May 22, 2012

6:00 pm
Present: Chris Neeven, Chair; Harold Mitchell, Vice Chair; Robert Jensen, James Killion, Nathan Jones, Town Planner, and Paul D. Spiro, Inspector of Buildings

6:01 pm
Approval of Minutes
Mr. Mitchell moved the Board approve the minutes of April 24, 2012 as written. Mr. Jensen seconded. The vote was unanimous.

6:02 pm
Executive Session
Mr. Neeven moved the Board go into Executive Session to discuss negotiations relating to Sandwich Zoning Board of Appeals et at v. Massachusetts Housing Appeals Committee et at Civil Docket #BACV2007-00462-A. The roll call was as follows:

Mr. Killion
Mr. Watt
Mr. Jensen
Mr. Mitchell
Mr. Neeven

The Board reconvened at 7:06 pm for the purpose of conducting the regularly scheduled Board of Appeals meeting.

7:07 pm.
Special Permit #12-10
83 Route 130
Society for Christian Activities

Mr. Neeven read the Public Hearing Notice and the following comment letters into the record:

- Sam Jensen, Assistant Town Engineer; letter dated May 22, 2012
- Jeff Rose, Asst Supt., Water District; letter dated May 16, 2012
- David Mason, Health Dept.; letter dated May 8, 2012
- J. J. Burke, Fire Inspector; letter dated April 30, 2012

Andrew Singer, Attorney for the applicant was present along with Engineer, Daniel Ojala and the applicant; Evan Cohen, Manager of Camp Street Professional Building, LLC.

Mr. Singer addressed the Board and said after a recent site plan review the applicant had moved the driveway based on recommendations. Mr. Singer said the applicant proposes to construct a 9,600 sq. ft building on the property which will house four tenants and provide

wooded conditions.

The hours of operation were discussed along with the number of employees. Parking was also discussed.

Mr. Neeven asked for public comment.

Mary Ellen Spinello of 32 Grandwood Drive has concerns about the facility being so close to her property and also the additional traffic which it would create.

Joseph Spinello of 32 Grandwood Drive expressed concerns about the parking and lighting which would impact on his home.

Mr. Ojala answered questions for the abutters.

Samantha Kennedy of 30 Grandwood Drive had concerns about the amount of land they would be clearing in the rear of her house. She also expressed concerns about what kind of lab would be housed in the facility. She also discussed summer construction.

Mr. Singer spoke about fencing. The abutters were not happy with fencing. Mr. Neeven said the Board could condition the decision to install evergreens.

Mr. Cohen, the Manager for Camp Street Professional Building, LLC, is also an abutter to the property and assured the other abutters that their concerns would be addressed

Mr. Jonathan Fitch of 18 Rte 6A, spoke in favor of the project.

Mr. Killion asked if it would be possible to have the lights off by 8:00 pm.

Mr. Neeven asked for any further comments. There were none.

Mr. Mitchell moved that the Public Hearing for Special Permit #12-10, 83 Route 130 be continued until June 12, 2012 at 7:15 pm. Mr. Killion seconded. The vote was unanimous.

7:55 pm
Special Permit #12-11
10 Jan Sebastian Drive
Dean

Mr. Neeven read the Public Hearing Notice and the following comment letters into the record:

- Jeff Rose, Asst. Supt., Sandwich Water Dept.; letter dated May 16, 2012
- J. J. Burke, Fire Inspector; letter dted April 30, 2012
- David Mason, Health Dept.; letter dated April 26, 2012

Mr. Schilling, attorney for the applicant, addressed the Board and explained what Mr. Dean's plans were for his catering business. He said the food would be prepared on site and delivered. Some interior work will have to be accomplished but the applicant is willing to comply with Town requirements.

Mr. Mitchell asked about customers and catering off site. Hours were discussed and Mr. Dean said there will be three full time employees.

Mr. Jones asked about the garbage removal plan. Mr. Dean said there will be several weekly pickups.

Mr. Neeven asked for further comments. There were none.

Mr. Mitchell motioned to close the Public Hearing for Special Permit #12-11, 10 Jan Sebastian Drive, Mr. Jensen seconded. The vote was unanimous

8:10 pm
Special Permit #12-09
3 The Mall
McHugh

Mr. Neeven read a letter from Attorney John L. Holmgren, Jr. requesting continuance of the Public Hearing until June 12, 2012.

Mr. Killion moved that the Special Permit for #12-09, 3 The Mall be continued until June 12, 2012 at 7:10 pm. Mr. Jensen seconded. The vote was unanimous.

8:12 pm
Special Permit #12-12
39 Shawme Road
Colella

Mr. Neeven read the Public Hearing and the following letters into the record:

Jeff Rose, Asst Supt, Sandwich Water District; letter dated May 17, 2012
J. J. Burke, Fires Inspector; letter dated May 9, 2012
David DeConto, Natural Resources Officer; letter dated May 3, 2012

Mr. Losordo, Attorney for the applicant was present. Mr. Losordo explained that the applicant would like to place two principal residences on the same lot. Mr. Losordo further stated that Mr. Colella had originally done an ANR to divide the property but had just submitted another ANR to rejoin the property. Mr. Losordo said the original house is being restored by the applicant for the purpose of an addition to the existing structure.

Mr. Neeven asked for any comments.

Stuart Thomas of 37 Shawme Road asked what were they going to do with the second house. The Board said they would not be required to know this information.

Mr. Killion motioned to close the Public Hearing for Special Permit #12-12, 39 Shawme Road, Colella. Mr. Mitchell seconded. The vote was unanimous.

Mr. Mitchell moved that the Board adjourn. The Jensen seconded. The vote was unanimous. The meting adjourned at 8:30 p.m.

Respectfully submitted, Maureen Carty