Town Of Sandwich
THE OLDEST TOWN ON CAPE COD

BOARD OF APPEALS
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Minutes
June 26, 2012

7:03 pm
Present: Chris Neeven, Chair, Harold Mitchell, Vice Chair, Robert Jensen, Erik VanBuskirk, and Fred Watt
Nathan Jones, Town Planner, Sam Jensen, Asst. Town Engineer, and Paul D. Spiro, Inspector of Buildings
Absent: James Killion

7:03 pm
Approval of Minutes
Mr. Jensen moved the Board approve the minutes of June 12, 2012 as written. Mr. Mitchell seconded. The vote was unanimous. Mr. Jensen also moved the Board approve the minutes of the Executive Session of May 22, 2012. Mr. Mitchell seconded. The vote was unanimous.

7:05pm
Special Permit #12-08
379 Route 6A
Molloy
Atty. Julie Molloy, property owner, introduced Cara Bednar to the Board. She will be operating the preschool/daycare at this location. Ms. Bednar told the Board that there will be an enrollment of 8 – 10 children between the ages of 2.9 yrs. and 5 yrs. old at the beginning of operations; she would need to add more staff if more children were enrolled. Presently the hours of operation will be 6am – 6pm with the main hours being 8am – 6pm. The early hours are for drop-off mainly. The center will be open year round with closings for Federal holidays and one week of vacation yearly. She has been teaching preschool for about eight years.

Mr. Jensen asked about the parking. There are four spaces in front of the garage as well as a the circle that can be used. Mr. Jones questioned if there would be additional lighting around the parking area citing safety issues. Atty. Molloy replied that she thinks that adequate lighting is already in place, but will be happy to add another light to the area. After discussion, the Board feels that adequate parking exists.

Ms. Bednar will be licensed through the state. Atty. Molloy also informed the Board that there will be a lean-to added to structure for a water heater. In reply to Mr. Jones question regarding a fenced play area, he was told that it will be. Ms. Bednar said that in keeping with her

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philosophy of education, the play area will be a natural playground using natural products as opposed to plastic equipment.

Mr. Mitchell moved that the Public Hearing for Special Permit application #12-08, 379 Route 6A, Julie Molloy, applicant, be closed. Mr. Watt seconded. The vote was unanimous.

7:17pm
Board Discussion
Forestdale Village
Developer Steve Powers, Engineer Robin Wilcox, and Attorney Jon Fitch came before the Board to review the request for a minor modification made at the meeting held on June 12, 2012. The Board had asked at that meeting for Asst. Town Engineer Sam Jensen to review the requested changes to the plans. He referred to the memo from Ed Pesce, consulting engineer. Based on the comments and recommendations in that memo, Mr. Jensen told the Board he has no objections to the requested modifications to the plans. The Board reviewed the planned changes one more time. Mr. Jensen motioned that the Board find the changes to the plans for Forestdale Village to be minor. Mr. Watt seconded. The vote was unanimous.

Deliberations
Special Permit #12-08
379 Route 6A
Molloy
The Board reviewed and discussed 379 Route 6A, Special Permit #12-08. The Board voted to grant the Special Permit with conditions. The decision, findings, and conditions are on file in the Planning and Development Office.

Mr. Jensen moved to adjourn. Mr. VanBuskirk seconded. The vote was unanimous. The meeting adjourned at 7:46pm.

Respectfully submitted,
Marilyn K. Bassett