



# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

## PLANNING BOARD

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## MINUTES February 5, 2013

FINAL COPY

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

**Present:** Sarah Regan, Chair, John Campanale, Vice Chair, William Burbank and Stanley Torrey  
Town Planner Nathan Jones  
**Absent:** Henry Rakov and Joseph Vaudo

### Approval of Minutes

Mr. Burbank motioned to accept the minutes of January 15, 2013 as written. Mr. Campanale seconded. The vote was unanimous.

### Submission of New Plans

#### ANR

#### 1 Water Street

#### Hegarty Family Trust

Mr. Jim Hergarty, representing the Hegarty Family Trust was present. Ms. Regan asked him to explain the ANR. Mr. Hergarty said they would like to convert the two lots back into one lot. Ms. Regan asked what was presently on the property and Mr. Hergarty said a private dwelling and the Dunbar Tea Room.

Mr. Campanale moved the Board endorse the plan submitted under Chapter 41, Section 81-P, M.G.L., Approval Under the Subdivision Control Law Not Required for Hegarty Family Trust, applicant and owner. The plan was drawn by David Thulin & dated January 31, 2013. Mr. Burbank seconded. The vote was unanimous.

### Board of Appeals Comment

The Planning Board reviewed the Special Permit for 19 Shore Drive and determined that they had no comment.

### Proposed Zoning Changes

Proposed changes were discussed and Mr. Jones said the draft is a rough draft and there can be changes made after tomorrow evening's Public Forum. Mr. Jones discussed his conversation on definitions with town counsel.

Mr. Campanale asked about a half-way house on 6A. Mr. Jones said they currently have strong protection from the state. Mr. Campanale said it is not being well managed. Mr. Jones said that Mr. Spiro was researching it. By Right was discussed.

Mr. Jones said the new map is going through final changes and is sure he will be able to present it at the Public Forum tomorrow evening.

Further discussion was held regarding the presentation of the changes to the Selectmen and finally getting them on the warrant.

Mr. Jones said the issue of Medical Marijuana should be tabled until more information is forthcoming from the state. He also said that after tomorrow's meeting there can be changes to the draft. The changes deal with Definitions, Use of Table and Existing Map Zones.

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**Planning Board Minutes**

**February 5, 2013**

Two Sandwich residents were present in the audience and asked several questions. Mr. Jones told them he was proposing a change to the height of houses on the beach from 35' to 30' ... considering the taller the building...more damage in a storm. Mr. Jones said these are just proposals.

Mr. Campanale moved the meeting adjourn. Mr. Burbank seconded. The vote was unanimous. The meeting adjourned at 8:05 P.M.

Respectfully submitted,

Maureen Carty