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BOARD OF APPEALS RECEIVED & RECORDED

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# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD



## Minutes September 10, 2013

# FINAL COPY

7:00pm

**Present:** Harold Mitchell, Chair, Robert Jensen, Vice Chair, Erik VanBuskirk, Christopher Neeven, James Killion, and David Schrader

Nathan Jones, Town Planner, and Paul Spiro, Inspector of Buildings

**Absent:** Fred Watt

7:00pm

### Approval of Minutes

Mr. Jensen moved the Board approve the minutes of August 27, 2013 as written. Mr. VanBuskirk seconded. The vote was unanimous.

### Board Discussion

Mr. Mitchell read a letter from FEMA regarding the flood maps. He also mentioned the Chapter 40B seminar to be held at UMass Lowell.

### Special Permit #13-09

#### 20 Freezer Road

#### The Wind School, LLC

Mr. Mitchell read the Public Hearing Notice into the record. He also read the following letters into the record:

- Engineering Department, Sam Jensen, Asst. Town Engineer, letter dated September 10, 2013
- Fire Department, J. J. Burke, Fire Inspector, letter dated August 26, 2013
- Conservation Commission, David Deconto, Asst. Director, Dept. of Natural Resources, letter dated August 21, 2013

JP Connelly and Calvin Goldsmith of GPR Engineering represented The Wind School, LL before the Board. The intent is to build a two story building on a 4026 sq. ft. footprint to house commercial, retail, and office space. The current intent is for a gift shop/refreshment type operation with no restaurant. The required parking is 39 spaces; the plans reflect 5 parking spaces. The landscaping plan has already been approved by Historic; a Notice of Intent has been filed with the Conservation Commission. The plans call for bio-retention areas, a subsurface disposal area, and underground storage of rain water. There is a little house that is on both this land and land owned by the Army Corps of Engineers. The Corps has given written permission for the applicant to raze this house. The Board expressed several concerns:

- % of impervious surface
- Public parking is one thing, but recreational parking is another issue
- Less parking spaces and a more natural setting with benches, picnic tables, etc
- Site lighting plan
- Property maintenance
- % of vegetation

In response to other Board questions, Mr. Goldsmith responded that there are tenants signed to date, there will be reserved parking spaces fro the office space, an on-site septic system is planned.

Mr. Mitchell opened the meeting for public comment. Ms. Sarah Regan, Triangle Circle, asked why the site needed public restrooms when there were already some close by. Mr. Goldsmith said they were intended for use by the tenants. Mr. Jensen pointed out that the public bathrooms closed in October.

The Board requested the landscape plan, the lighting plan, and building rendering from the applicant. Mr. Killion motioned to continue the public hearing for 20 Freezer Road until the meeting of September 24<sup>th</sup> at 7pm. Mr. Jensen seconded. The vote was unanimous.

Mr. Neeven moved to adjourn. Mr. Schrader seconded. The vote was unanimous. The meeting adjourned at 7:35pm.

Respectfully submitted, Marilyn K. Bassett