



**BOARD OF APPEALS**

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**Minutes  
September 24, 2013**

**7:00pm**

**Present:** Harold Mitchell, Chair, Fred Watt, Erik VanBuskirk, Christopher Neeven, James Killion, and David Schrader  
Nathan Jones, Town Planner, and Paul Spiro, Inspector of Buildings

**Absent:** Robert Jensen

**7:00pm**

**Approval of Minutes**

Mr. Killion moved the Board approve the minutes of September 10, 2013 as written. Mr. VanBuskirk seconded. The vote was unanimous.

**Special Permit #13-09**

**20 Freezer Road**

**The Wind School, LLC**

JP Connelly and Calvin Goldsmith of GPR Engineering represented The Wind School, LL before the Board. Mr. Connelly reviewed the project for the Board. He went over the size, drainage, vegetation, and pavement plans with information of lot improvements. The Board had asked the applicant to consider keeping the parking spaces to 39 which is required under the Zoning bylaws; the applicant feels it is important to have the original 56 spaces. He would, however, lower the number of spaces if the Board insists. Mr. Connelly also recapped the plans that had been e-mailed out for the Board:

- Lot Coverage Analysis
- Building renderings
- Lighting
- Landscaping

There was discussion regarding the bio-retention areas. The plans call for rain gardens as part of the landscaping with an underground system to dispense the water evenly. There will be a long range Operations and Maintenance Plan in place as well. The applicant is currently awaiting a new Order of Conditions from the Conservation Commission. In response to a question raised by Mr. Neeven regarding walking areas around the property, Mr. Connelly said that Army Corps owned property buffers this lot to the canal. There will be a sidewalk on Freezer Road to the site. There is also an access for the Fire Department to be delineated. Mr. Jones said that David Mason, Board of Health, is satisfied with the plans and will provide a memo to the Board.

There was no public comment.

Mr. Watt moved to close the Public Hearing for 20 Freezer Road, Special Permit #13-10. Mr. Neeven seconded. The vote was unanimous.

Mr. Watt moved to adjourn. Mr. Neeven seconded. The vote was unanimous. The meeting adjourned at 7:20pm.

Respectfully submitted,

Marilyn K. Bassett

TOWN CLERK  
TOWN OF SANDWICH

OCT 17 2013

*J. H. 3. M. PMS*  
RECEIVED & RECORDED