

Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

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BOARD OF APPEALS

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FEB 24 2014

Minutes
February 11, 2014

FINAL COPY

7:00pm

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

Also Attending: Nathan Jones, Town Planner, Paul Spiro, Inspector of Buildings, and Sam Jensen, Asst. Town Engineer

7:00pm

Approval of Minutes

Mr. Schrader made a motion to accept the minutes of January 28, 2014 as written. Mr. VanBuskirk seconded. The vote was unanimous.

Special Permit #14-02 Continued

177A North Shore Boulevard

Sand and Shore Properties, LLC

Burnham

Mr. Mitchell read the Public Hearing notice into the record. He also read the following letter into the record:

- David DeConto, Natural Resources Officer, Conservation Commission, letter dated December 27, 2013

Atty. Kevin Kirrane, Bruce Wilcox, and Allen Osgood were present for the applicant, who were also in attendance. Atty. Kirrane reviewed the application to build a single car garage on the property within the front yard setback to N. Shore Boulevard with the Board. The garage would be on pilings to allow for sand movement on the dune. He told the Board that the proposed plan had been approved by both the Conservation Commission and the Historic Committee. He also submitted several pictures of the neighborhood. The applicants would not be backing out on North Shore Boulevard, but on Howland.

The Board questioned screening, the necessity of fill, vegetation, crushed stone use on apron, and means to prevent erosion. The Conservation Commission has required the vegetation/screening shown on the plan; Dave Thulin does not think that there will be a problem with the fill; and the apron will use crushed stone or shells.

Mr. Mitchell opened the meeting for public comment; there was none.

Mr. Jensen moved that the Public Hearing for Special Permit #14-02 be closed. Mr. Neeven seconded. The vote was unanimous.

Board Discussion

Atty. Michael Princi came before the Board for the Housing Assistance Corporation for the Dana's Field/Community Green project. He reviewed the progress that has been made over the years on the site. State and Federal funding has put constraints on HAC's ability to complete the project as outlined in the 40B Special Permit that was granted. HAC has been working with the Town on a Wastewater Treatment facility; some work has been done on the farm portion of the plan; a solar home was given to HAC by Tufts and is utilized as one of the five allowed homes on site.

Atty. Princi told the Board that HAC is now looking for a insubstantial modification to allow the construction of a 3 bedroom house to be rented to a potential staff member and his family. The Lorusso Foundation has given HAC a grant of \$134,000 and Cape Cod 5 also fund the project. The construction company, Valley Construction, is willing to donate time and materials for this house. Other companies in the area are also willing to donate time and supplies to defray construction costs. The existing septic system on site is permitted for nine bedrooms. The existing well could serve both houses. HAC also realizes that the gravel road needs to be widened to the 18' minimum or it could be widened more if needed. There was a lengthy discussion regarding the use of well water versus town water. Back in 2009 HAC issued a letter stating that the current house would be the only one serviced by the well currently on the property. Ultimately it will be up to David Mason, Board of Health, to determine if the well can be utilized or if the new house has to be hooked up to town water. Paul Spiro reminded Atty. Princi that a building permit would have to be issued following correct guidelines. The discussion concluded with Atty. Princi telling the Board that HAC would put in a formal request at a later date.

Board Discussion

Mr. Mitchell informed the Board that a bicycling plan to connect Sandwich up to other towns is in the works. Step 1 is to fund the project. This will be presented to the Town in the future.

Mr. Mitchell also made the Board aware of the upcoming CPTC training workshop in March.

Deliberation

The Board reviewed and discussed 177A North Shore Boulevard, Special Permit #14-02. The Board voted to grant the Special Permit. The decision is on file in the Board of Appeals public records at the Planning and Development office.

Mr. Schrader moved to adjourn. Mr. Neeven seconded. The vote was unanimous. The meeting adjourned at 8:12pm.

Respectfully submitted,

Marilyn K. Bassett