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Town Of Sandwich
THE OLDEST TOWN ON CAPE COD

BOARD OF APPEALS

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Minutes
April 22, 2014

MAY 15 2014

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RECEIVED & RECORDED

7:00pm

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

Absent: Robert Jensen, Vice Chair

Also Present: Nathan Jones, Town Planner and Paul Spiro, Building Inspector

Approval of Minutes

Mr. Killion moved that the minutes of March 25, 2014 be approved as written. Mr. Neeven seconded. The vote was unanimous.

Special Permit #4-05

594 Route 6A

Neila Neary and Yvette Armstrong

Mr. Mitchell read the Public Hearing Notice into the record. He then read a request from applicant Neila Neary to withdraw the application for a Special Permit.

Mr. Van Buskirk moved to Deny Without Prejudice Special Permit #14-05 for 594 Route 6A. Mr. Neeven seconded. The vote was unanimous.

Community Green

HAC

Minor Modification Request

Atty. Jeni Landers was present representing the applicant. Builder Chris Valle, and HAC CEO Rick Presbrey were also present. Atty. Landers reviewed the modification request with the Board. She explained that HAC is asking for the Board to allow for a sequencing change to allow for a home to be constructed before the infrastructure. In response to concerns expressed by Board members, Atty. Landers told the Board that:

- Dan Mahoney, Sandwich Water District, said that existing water supply could be used
- Minimum access standards and frontage requirements will be met

The Board wants to hear from the Fire Department that the submitted plan meets with the approval of the Fire Department.

Mr. Mitchell opened the meeting for Public Comment. Mr. Richard Pesbrey, CEO, HAC, spoke to the Board stressing the importance of the timing of this request in regard to financing and the needs of the family for whom the house is intended.

There was no further public comment.

Mr. Killion moved the Board grant the modification to the Comprehensive Permit for Community Green contingent upon receiving a letter confirming that the Fire Department approves the plan. Mr. Schrader seconded. The vote was unanimous.



Board Discussion

Mr. Mitchell mentioned the meeting notice from the Cape Cod Commission for the Public Hearing regarding proposed changes to the DRI threshold. Mr. Jones noted that the entire FLEX zone is being considered for Chapter H.

Mr. Schrader moved to adjourn. Mr. VanBuskirk seconded. The meeting adjourned at 7:31pm.

Respectfully submitted,

Marilyn K. Bassett