



PLANNING BOARD

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MINUTES
June 17, 2014

7:03pm

Lower Meeting Room
Human Services Building
270 Quaker Meetinghouse Road

Present: William Burbank Chair, Sarah Regan, Vice Chair, David Darling, Robert King, and Lori Caron

Absent: Stanley Torrey, Elizabeth Cotter, and ~~Lori Caron~~

Also Present: Paul Spiro, Building Inspector, and Sam Jensen, Assistant Town Engineer

Approval of Minutes

No minutes were approved.

New Plans

No new plans were presented.

Special Permit

8 Bowman's Way

Three Ponds District

Nurse

Mr. Burbank read the letter from Atty. Ben Losordo that accompanied the amended application for the above Special Permit. Mr. Losordo presented a memo from the Conservation Commission stating that the Board had approved the Notice of Intent for 8 Bowmans Way.

Ms. Regan said that the Board was waiting for:

- The amended application
- Conservation approval
- The final habitable space calculations with the basement added in for possible future use

Ms. Regan motioned to close the public hearing for Special Permit, 8 Bowmans Way. Mr. Darling seconded. The vote was unanimous.

Minor Modification of a Special Permit

Greenwood Meadows

Snake Pond Realty Trust

Mr. Burbank read the letter from Atty. Jon Fitch dated June 11, 2014, into the record. In this letter he gives the Board an update on the solar project and the reason for the requested modification. Atty. Fitch and Mr. William Yetman were present. In response to questions from the Board the following comments were made:

- The facility is currently producing energy
- The work is done but the funding is not complete – it's being withheld until an occupancy permit is issued
- There are two rather substantial holes being used for drainage – one is not draining as well as anticipated with water pooling longer than 72 hours due to the accumulation of materials in the hole
- Mr. Yetman is awaiting plans from Atlantic Design Solutions for the disposal of the materials in the poorly draining hole
- A fence around the drainage site would be an enhancement but not a requirement
- The estimated cost of fixing the problem is \$75,000 – 80,000 but Mr. Yetman is exploring other contractors
- There are no drainage issues in the rest of the development

Atty. Fitch and the Board discussed the language for the minor modification.

Mr. King moved that the Board accept this request as a minor modification and grant the minor modification to the Special Permit as follows: "Condition #3 on page 3 of the above Special Permit is hereby modified by adding the following sentence at the end of said Condition #3: Said site access road construction shall not be a pre-requisite to an occupancy certificate for the solar facility if it is otherwise qualified, but shall be competed and approved by the Asst. Town Engineer not later than 120 days after the date of the occupancy certificate". Mr. Darling seconded. The vote was unanimous.

Deliberation

8 Bowmans Way

Nurse

TOWN CLERK
TOWN OF SANDWICH

JUL 16 2014

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The Board reviewed and discussed 8 Bowmans Way Special Permit for Three Ponds District. The Board voted to grant the Special Permit with conditions. The decision, findings, and conditions are on file in the Planning and Development Office.

Board Discussion

The Board has no comment on 18 Route 6A Special Permit Amendment.

- Mr. Darling told the Board he wants to revisit the Local Comprehensive Plan, working with a committee to develop strategic planning. He would like to focus efforts on 5 – 8 issues to be resolved and would like the Planning Board to take the initiative.
- Mr. Burbank would like the Board to meet with the SEIC. Ms. Bassett to contact Chair Dick Johnson regarding this.
- The Board discussed replacing own Planner Nate Jones and raised several issues they would address in the hiring process.
- Mr. Burbank brought the Board up to date on the various people and agencies he has contacted with and/or met with over the last two weeks.
- He reported that there were two bids for the RFP for the Golden Triangle – one for all 56 acres and the other for about 1/3 of the acreage.
- In the absence of a Town Planner during the next few months, Mr. Burbank would like the Planning Board to take a more active role in setting the table for the new planner. He reminded the Board that under MGL and the Town Charter the Planning Board has the right to be the main planning group for the Town. He would like to see a more strategic approach to economic development.
- Ms. Regan brought up the necessity for a new zoning by-law regarding Medical Marijuana in Sandwich. The language needs to be ready done by September 15, 2014 in order to have it Town Manager Bud Dunham/Board of Selectmen in time for the warrant. Ms. Bassett assured the Board the language would be available at the July 15th meeting. The Board will hold a public hearing on the medical marijuana on August 19th.

Ms. Regan motioned to adjourn. Mr. King seconded. The vote was unanimous. The meeting adjourned at 9:10pm.

Respectfully submitted,

Marilyn K. Bassett