

Town Of Sandwich

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BOARD OF APPEALS

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AUG 14 2014

Minutes June 24, 2014

7:00pm 8 H 30 M A M
RECEIVED & RECORDED ✓

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

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

Approval of Minutes

Mr. Mitchell moved to accept the minutes of May 13, 2014 and June 10, 2014 as written. Mr. Neeven seconded. The vote was unanimous.

Special Permit #14-10

18 Route 6A

Picariello Nominee Trust, Owners & Skeleton Crew, LLC, Applicant

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

- Sam Jensen, Asst. Town Engineer, letter dated June 23, 2014
- Jeff Rose, Asst. Superintendent, Sandwich Water District, letter dated June 16, 2014
- Sandwich Conservation Commission, David DeConto, Asst. Director DNR, letter dated June 9, 2014

Atty. Mark Boudreau, Engineer Rich Tabazinski, and Roy Catignani, General Contractor, were present for the applicants. Atty. Boudreau reviewed the application for the Board. The Cape Cod Orthopedic Group is proposing to put a second building on the lot; all necessary criteria have been met. The zoning for this property attracts businesses such as this. The applicants propose screening for the abutters, adding additional parking, a lighting plan to accommodate abutters, and a drainage plan sufficient for the business.

Mr. Tabazinski addressed the concerns of the Engineering memo as follows:

- To accommodate the parking spaces in the corner he proposes moving the dumpster back, narrowing the aisle and rotating the building a bit. There is a need for 50 parking spaces and 50 are being provided.
- Erosion control measures will be maintained during the construction
- A lighting plan similar to the medical building on Route 130

In response to questions from the Board, Atty Boudreau and Mr. Tabazinski gave the following information:

- Hours of operation will be Monday – Friday 8am – 6pm with patients being seen until 4pm. There is a possibility that one staff person will be on duty Saturdays during the same hours in case of sports injuries.
- The plan is to screen and supplement existing vegetation. There will be clearing closes to the building. There are plans to screen the AC units as well. The nearest home is about 60' – 70' away with a fairly flat grade.
- Mr. Jensen did receive drainage calculations and said they look good.

Mr. Killion opened the meeting up for public comment. There was none.

Mr. Jensen motioned to close the public hearing for Special Permit #14-10. Mr. Schrader seconded. The vote was unanimous.

Special Permit Amendment #14-11

3 The Mall

McHugh

Mr. Killion read the Public Hearing Notice into the record. He also read the following letter into the record:

- Sandwich Fire Department, J.J. Burke, Deputy Fire Chief, letter dated June 2, 2014

Atty. John Holmgren and General Contractor Rick Anderson were present for the applicants. Atty. Holmgren explained that this Special Permit Amendment was before the Board as a stipulation as part of litigation settlement for abutters. The Historic District Committee has already given the OK to the proposed plan. A smaller structure is being presented that is less non-conforming. In 2012 the structure was 1900 sq. ft. with a building footprint of 1369 sq. ft.; the new plan is for a 1617 sq. ft

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structure with a building footprint of 1052 sq. ft. The new setbacks are: 16.6' side, 12' rear, and 18'+/- front. The Board had no questions.

Mr. Killion opened the meeting for public comment. There was none.

Mr. Jensen made a motion to close the public hearing for the Special Permit Amendment #14-11 for 3 The Mall. Mr. Schrader seconded. The vote was unanimous.

Deliberation

Special Permit #14-10

18 Route 6A

The Board reviewed and discussed 18 Route 6A, Special Permit #14-10. The Board unanimously voted to grant the Special Permit. The decision is on file in the Board of Appeals public records at the Planning and Development office.

Special Permit Amendment #14-11

3 The Mall

The Board reviewed and discussed 3 The Mall, Special Permit Amendment #14-11. The Board unanimously voted to grant the Special Permit Amendment. The decision is on file in the Board of Appeals public records at the Planning and Development office.

Board Discussion

Mr. Mitchell told the Board that the 375 Committee is looking for volunteers for the Heritage Days celebration.

Mr. Killion suggested that each member have a town e-mail address. He will discuss this with Town Administrator Bud Dunham.

Mr. Schrader moved to adjourn. Mr. Neeven seconded. The meeting adjourned at 9:10pm.

Respectfully submitted,

Marilyn K. Bassett