

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

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TOWN OF SANDWICH



## PLANNING BOARD

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AUG 07 2014

MINUTES  
July 15, 2014

# FINAL COPY

7:00pm

RECEIVED & RECORDED

Lower Meeting Room  
Human Services Building  
270 Quaker Meetinghouse Road

**Present:** William Burbank Chair, Sarah Regan, Vice Chair, Lori Caron, Elizabeth Cotter, David Darling, Robert King,  
**Absent:** Stanley Torrey

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

### Approval of Minutes

Mr. Darling motioned to accept the minutes of June 3, 2014 as written. Mr. King seconded. The vote was unanimous.  
Mr. King motioned to accept the minutes of June 17, 2014 as written. Ms. Caron seconded. The vote was unanimous.

### New Plans

No new plans were presented.

### Medical Marijuana Zoning By-Law

The Board discussed the Medical Marijuana Overlay District and the steps involved in order to advertise and get it on the Fall Town Warrant. They also discussed incorporating the Overlay District on the Town Zoning Map. Mr. Spiro said that both the dispensary and the agriculture portion would be in the Overlay District. Ms. Regan said her understanding was that you cannot dispense and grow in the same location. She further stated that there are two separate licenses required; one for dispensing and one for growing. There was a lengthy discussion among the Board members.

Mr. Burbank also asked about the ownership of the lots in the proposed Medical Marijuana Overlay District. The office will research that.

Mr. Burbank suggested that Mr. Spiro talk to Town Counsel and get a clarification on whether there needs to be two separate locations for dispensing and growing.

The subject of the advertisement of this Public Hearing was discussed. The Public Hearing will be advertised on August 1<sup>st</sup> and 8<sup>th</sup> for the Planning Board's meeting of August 19<sup>th</sup>. At that time, the Board will be able to make changes.

### Board Discussion

Ms. Regan said added to the Fall Town Meeting Warrant should be Zoning Height requirement changes in the flood plain areas and also to address the five feet height requirement. Mr. Burbank asked Mr. Spiro if he could have this language for the Board at their next meeting. Mr. Spiro said he would do that and also wanted to redefine "Yard" in the Bylaw as it relates to front yard structures.

Mr. Burbank addressed the Board relative to the SEIC meeting that the Planning Board had attended.

Mr. Darling said after talking to people it was determined that five years is a good time to revisit the LCP. He also discussed strategic planning.

Mr. Burbank said that there had been another effort in 2000 and he still has the result of the study. He also said that they need strategic planning in more of the Economic Development Districts than the Marina. He feels the Board should look at three districts; Village Center, Industrial Park and the Marina.

Ms. Caron said she understood from that meeting that there was a master plan that just needed updating.

A lengthy discussion continued with reference to the Planning Board and their responsibilities with regard to zoning in the various districts within the Town.

Ms. Regan brought up the third issue that should be included in the Fall Town Warrant and that would be the Abandonment Clause.

Ms. Regan asked Mr. Spiro also for clarification about the three articles that should be included on the Fall Town Warrant regarding zoning. Mr. Spiro said he would draft the language and submit to Town Counsel. The articles will be discussed at the August 5, 2014 Planning Board meeting and will be published for a Public Hearing on September 16, 2014.

Ms. Regan made a motion to adjourn. Ms. Caron seconded. The vote was unanimous.

The meeting adjourned at 8:48 P.M.

Respectfully submitted,  
Maureen Carty