



PLANNING BOARD

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**MINUTES
January 20, 2015**

7:01pm

**Upstairs Meeting Room
Human Services Building,
270 Quaker Meetinghouse Road**

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

Also Present: Blair Haney, Director of Planning and Development

Approval of Minutes

Ms. Regan motioned to accept the minutes of December 16, 2014 as written. Mr. Darling seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Board Discussion

Ms. Caron requested through the Chair that the order of items be shifted. She asked to address the possibility of a change in chairmanship of the Board; she felt it is time to do so. Each Board member had the opportunity to state their thoughts on the matter as well. The general consensus of opinion was that Board reorganization should be an agenda item for the meeting to be held on February 3, 2015. The members also shared their ideas on the role of the Planning Board in the community, responsibilities of the Planning Board, and that it would be helpful to have training available for the newer members of the Board. There was also a brief discussion of possible zoning changes to the Jarvesville section of Sandwich.

There was no comment for the Board of Appeals for the Special Permit application for 15 Harbor Street.

Mr. Haney then reviewed the proposed zoning articles for the Special Town Meeting in February:

- Article 13 – Abandonment – changing the allowed period of time from two years to five years
- Article 14 – Exterior Storage – new section regulating exterior storage units on a property temporarily for no longer than 6 months only after notifying the Building Inspector
- Article 15 - Medical Marijuana Overlay District (MMOD) – Section 8004 #1 adds “*or a combination*” to the last line after “facility with one” and Section 8006 #3 changes Section 9.3 to Sections 1330 & 1340
- Article 16 – Definitions – adding new definition “Storage, Exterior” and change to definition of yard, and height. Height was changed due to the new FEMA regulations for Zones A or V “*except for buildings that are required to be placed on elevated foundations adjacent to the shoreline and/or within those areas designated by FEMA to be part of any A or V zone...*”

Michael Karl and Kathy Walter, 82 Roos Road, and the Board had a discussion about this definition – whether the height would be measured from the Base Flood Elevation or the Top of the Foundation. The Karls expressed concern that a homeowner would be able to build to an unlimited height. Ms. Regan said that would not be the case because the height would be dictated by FEMA.

Ms. Regan motioned to adjourn. Mr. Torrey seconded. The vote was unanimous. The meeting adjourned at 8:32pm.

Respectfully submitted,

Marilyn K. Bassett

