

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

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## PLANNING BOARD

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MINUTES  
June 16, 2015

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7:01pm

Upstairs Meeting Room  
Human Services Building,  
270 Quaker Meetinghouse Road

**Present:** Sarah Regan, Chair, Scott Torrey, Vice Chair, William Burbank, Robert King, Lori Caron, Joseph Vaudo, and Thomas Lynch

**Also Present:** Blair Haney, Director of Planning & Economic Development, Joshua Peters, Asst. Town Planner, and Justin O'Connor, Tree Warden

### Approval of Minute

Mr. Torrey moved that the minutes of June 2, 2015 be approved as written. Mr. King seconded. The vote was unanimous.

### Submission of New Plans

No new plans were submitted.

### Board Discussion

#### Greenwood Meadows

Mr. Bill Yetman and Attorney Jonathan Fitch were present. Mr. Yetman brought the Board up to date on the progress of the solar farm progress since it became operational. He said the Town is also pleased with the installation. He is before the Board to present the concept of eliminating the remaining 27 house lots on Greenwood Drive and putting in two solar photovoltaic installations with the remainder of the property being designated as conservation land. The Board asked Mr. Yetman questions regarding:

- Security – will be fenced and no one allowed in except the persons who check the panels weekly
- Any removal of trees- no
- Any housing – no – only the house on the front lot that recently sold will remain
- Any waivers needed based on current zoning – no

Mr. Fitch said that this site is better suited to solar use. The only issue may be with the Cape Cod Commission and Natural Heritage and he hope the Planning Board will be supportive of the solar project. He said that Greenwood Meadows will be formally before the Board with this project for a referral to the Cape Cod Commission.

### James Killion

#### By-Law Change

Mr. James Killion, 6 Pierre Vernier Drive, is the current Chair of the Zoning Board of Appeals in Town. He would like the Planning Board to look at Section 2550C of the current Zoning Bylaws "Non-Conforming Lots" for possible amendment or elimination. This section covers abutting lots held in common ownership being considered merged on or after December 31, 1998. This was later amended, in 2008 to add "and at all times hereafter". If someone owns two lots that do not abut one another, they are not merged; this section applies to all sections of Sandwich with lots of varying sizes. Ms. Regan shared the history of when this section was added to the bylaws. This will be a joint effort with the

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Planning Board and the Zoning Board of Appeals. The Planning and Development office will determine the lots that are affected by this zoning.

## **Deliberation**

### **Scenic Road Permit**

#### **Heritage Museum and Gardens, Inc.**

##### **67 Grove Street**

The Board reviewed and discussed 67 Grove Street Scenic Road Permit for Heritage Museum and Gardens, Inc. The Board voted to deny the Scenic Road Permit. The decision is on file in the Planning and Development Office.

Mr. Torrey motioned to adjourn. Ms. Caron seconded. The vote was unanimous. The meeting adjourned at 8:40pm.

Respectfully submitted,

Marilyn K. Bassett