

Town Of Sandwich  
THE OLDEST TOWN ON CAPE COD



**FINAL COPY**

**BOARD OF APPEALS**

16 Jan Sebastian Drive, Sandwich, MA 02563  
Phone: 508 833 8001  
Fax: 508 833 8006  
E-mail: [planning@townofsandwich.net](mailto:planning@townofsandwich.net)

**Minutes  
June 30, 2015**

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TOWN OF SANDWICH**

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**7:03pm  
Upper Conference Room  
16 Jan Sebastian Drive**

**Present:** James Killion, Chair, Robert Jensen, Vice Chair, Christopher Neeven, Erik Van Buskirk, and Harold Mitchell

**Absent:** David Schrader

**Also Present:** Blair Haney, Director Planning & Development, Josh Peters, Asst. Town Planner, and Paul Spiro, Building Inspector

**Approval of Minutes**

Mr. Jensen moved to accept the minutes of the meeting held April 28, 2014 as written. Mr. Neeven seconded. The vote was unanimous.

**Board Discussion**

**Section 2550c Zoning Bylaw**

Mr. Peters gave a brief overview of the sixty five properties that are affected by this section of the bylaw.

Mr. Killion told the Board that he had expressed his concern regarding Section 2550c to the Planning Board at their meeting held on June 16<sup>th</sup>. He would like to see this section deleted altogether. The Planning Board was concerned about the number of 5000 sq. ft. lots that would become buildable if this section were eliminated. Mr. Killion believes this bylaw to be punitive.

Mr. Spiro told the Board that dozens of inquiries have been made to him in the last five years from propertyowners seeking to sell or build on one of those lots affected by this bylaw.

The following ideas were presented and briefly discussed:

- Maybe require Special Permit for all lots to be fair and grant relief to all property owners
- Keep language simple
- Need to address Section 2555 as well

Mr. Killion will send the Board a copy of his proposed language for the change to Section 2550c that he will be presenting to the Planning Board.

**Armstrong Farm**

The Board had no comment on the Preliminary Plan for Armstrong Farm.

**Other**

Mr. Mitchell told the Board he has contacted Ms. Elizabeth Cotter and asked her to submit a letter of interest in serving on the Zoning Board and is waiting to hear from her. He will follow up on this request.

Mr. Mitchell also informed the Board that the Atkins Road subdivision is coming up before the Cape Cod Commission for review.

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Mr. Mitchell will not be at the meeting on July 14<sup>th</sup> and Mr. Jensen will not be in attendance at the meeting on July 28<sup>th</sup>. Since there is nothing on the agenda for the 28<sup>th</sup>, the Board will not hold a meeting.

Mr. Mitchell moved to adjourn the meeting. Mr. Neeven seconded. The vote was unanimous. The meeting adjourned at 6:31pm.

Respectfully submitted,

Marilyn K. Bassett