

Town Of Sandwich
THE OLDEST TOWN ON CAPE COD



BOARD OF APPEALS

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

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Minutes
July 14, 2015

TOWN CLERK
TOWN OF SANDWICH

SEP 09 2015
4 H 10 M P M 82
RECEIVED & RECORDED

6:00pm
Upper Conference Room
16 Jan Sebastian Drive

Present: James Killion, Chair, Robert Jensen, Vice Chair, Christopher Neeven, and Erik Van Buskirk
Absent: David Schrader and Harold Mitchell
Also Present: Blair Haney, Director Planning & Development, and Josh Peters, Asst. Town Planner

Approval of Minutes

Mr. Jensen moved to accept the minutes of the meetings held April 14, 2015 and June 30, 2015 as written. Mr. Neeven seconded. The vote was unanimous.

Extension Request
SP #09-12 and SPA #10-1
82 & 68 Roos Road
Karl/Walter

Mr. Karl and Ms. Walters asked the Board for a six (6) month extension of time for their SP #09-12 and SPA #10-01 due to ongoing litigation with abutters. After a brief discussion Mr. Jensen moved that the Board grant a six month extension of time for SP #09-12 and SPA #10-01 from September 14, 2015 to March 14, 2016. Mr. Neeven seconded. The vote was unanimous.

Board Discussion
Section 2550c Zoning Bylaw

Mr. Killion had a draft of proposed changes to Section 2550 and 2555 for the Board. The changes are:

- 2550 a.1. change lot size from 5,000 to 10,000 sq. ft
- 2550 c. Strike in its entirety
- 2555 Strike in its entirety
- 2560 Add "Any lot with an area less than 10,00 sq ft but greater than 5,000 sq ft that meets the Requirements of **2550**, may be eligible for development upon the issuance of a Special Permit.

Mr. Jensen said this gives relief to all property owners. The Board also discussed the process through which this proposed zoning change would appear on the warrant. The language will be sent to the Planning Board for their upcoming zoning changes discussion on July 21st. Mr. Haney will send language to Town Counsel to make sure that it is not in conflict with any state law.

ANR 76 Route 130

Mr. Haney brought an ANR that has been submitted for lots in the commercial section Forestdale Village. He was looking for historical background from the Board – most importantly had they approved the commercial component of the development. The Board assured him that only the residential component had been before them; Mr. Powers wanted to wait to present the commercial part until after the 40B subdivision was approved.

Mr. Jensen asked about the meeting for July 28th; it has been cancelled because of the potential absence of a quorum.

Mr. Jensen moved to adjourn the meeting. Mr. Neeven seconded. The vote was unanimous. The meeting adjourned at 6:37pm.

Respectfully submitted,

Marilyn K. Bassett