



PLANNING BOARD

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TRANSCRIBED FROM THE RECORDING OF THE MEETING

**MINUTES
September 1, 2015**

TOWN CLERK
TOWN OF SANDWICH

OCT 21 2015

4 H 15 M P M
RECEIVED & RECORDED

7:00pm

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

Present: Sarah Regan, Chair, Scott Torrey, Vice Chair, Lori Caron, and Thomas Lynch

Absent: William Burbank, Robert King, Joseph Vaudo

Also Present: Blair Haney, Director of Planning & Economic Development and Joshua Peters, Asst. Town Planner

Approval of Minute

Mr. Torrey moved that the minutes of July 21, 2015 be approved as written. Ms. Caron seconded. The vote was unanimous.

Submission of New Plans

No new plans were submitted.

Board Discussion

Upcoming Zoning Amendments

Large Ground Mounted Solar Photovoltaic Installations/Section 2100 Establishment of Districts/Section 2200 Intensity of Use

Ms. Regan turned the time over to Mr. Haney to introduce the proposed amendments to the zoning by-laws. Mr. Haney explained the Town and NRG would like to create an overlay district in the BL1 District by the Marina. Currently, the main plant is in the IND District and next to it is BL1. NRG owns four parcels in that BL1 District that they would like to use for a large scale ground mounted solar array. The size of the parcels are 3.5A, 6A, 9.5A and 10.5A. Only two parcels would be used for the solar array as the power lines run through three of them and two are impacted by a high-pressure gasline easement. Section 2100 is being amended because this is the section that identifies zoning and overlay districts. Ms. Regan noted that, so far, the only ground mounted solar array is in Forestdale. This amendment would be adding four more parcels to the already existing Solar Overlay District. NRG would like to have this use a by-right in the BL1; the company would still have to comply with all the requirements in Section 4180 to qualify for the solar array. Mr. Haney said that there is already a waiting list of residents who want to utilize the solar energy that will be generated. Ms. Regan wants to insure that the language will be very understandable for STM. The Board and Mr. Haney agreed that the language can be tweaked at the Public Hearing on the 15th if necessary.

Proposed Sports Complex

Mr. Haney next brought the Board up to date on the proposed Sports Complex in the Golden Triangle. He told the Board that he and Asst. Town Planner Josh Peters have been working on outreach. He told the Board that he has found meeting with smaller groups is working very well. The timeline is for the Public Hearing on October 6th and October for the continued hearing and the Board vote if necessary. In response to a question by Mr. Torrey, Mr. Haney said the zoning amendment language is quite simple: Buildings can go up to 70' if they are setback from a public roadway 500'. The District requirements will stay with the maximum height of 35' with the addition of a new footnote. This will be in the B2 portion of the Golden Triangle, which is the only buildable land in the B2 District. Mr. Haney told

the Board that the lights at the Pop Warner field and the auditorium at the High School were both 70'. The High School auditorium, he noted, is 70' on the interior; the exterior height is probably between 75' – 80'. Mr. Haney also told the Board that he doubted the building would be seen from the road. After further discussion, the Board would like to see the required setback 600 – 700' instead of the 500". The Board also talked about the advantages to the smaller businesses in the area with the Sports Complex in Town.

Proposed Zoning Amendment to Section 2550(c)

After discussion, the Board decided to table this until the Annual Town Meeting in the spring.

Mr. Haney also told the Board he had not forgotten the discussion regarding submission deadlines. He will have some ideas prepared for future discussion – most likely after the Special Town Meeting.

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

Respectfully submitted,

Marilyn K. Bassett