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

FINAL COPY

September 22, 2015
Minutes

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7:00pm
Upper Meeting Room
270 Quaker Meetinghouse Road

Present: James Killion, Chair, Robert Jensen, Vice Chair, Christopher Neeven, Erik Van Buskirk, Harold Mitchell, and David Schrader
Also Present: Josh Peters, Asst. Town Planner, Brendan Brides, Asst. Building Inspector, Paul Spiro, Building Inspector, and Sam Jensen, Asst. Town Engineer

Approval of Minutes
Mr. Jensen moved to accept the minutes of the meeting held September 8, 2015 as written. Mr. Neeven seconded. The vote was unanimous.

Comprehensive Permit #06-28 Cont'd
Modification Determination/Request
Colonial Way (43 Chase Road)
Sandwich Housing Partners II LLC
Mr. Killion read the letter from HAC that had been sent to and submitted to the Board by Mr. Minichielli indicating that the real market for affordable homes was one and two bedrooms, not three. Attorney Robert Devin and Mr. Robert Minichielli, Sandwich Housing Partners II LLC were present. The discussion with the Board centered around the information that the difference between a the two and three bedroom house was marketability. It would be possible to move the affordable unit to another lot but there would be additional cost to the buyer for the septic system. The Board confirmed that Lot #3 at 24,000 sq. ft. would be the location of the affordable unit. There were no other questions by the Board and no public comment.
Mr. Jensen motioned to determine the modification requests for Colonial Way to be minor. Mr. Neeven seconded. The vote was unanimous.

Public Hearing
311 Service Road
Rehabilitation Hospital of the Cape & Islands Corp
Special Permit Amendment #15-07
Variance #15-08
Mr. Killion read the public hearing notices into the record for both the Variance and Special Permit Amendment. He also read the following letters into the record:

- Erik J. VanBuskirk, Asst. Superintendent, Sandwich Water District, letter dated September 21, 2015
- Sam Jensen, P.E., Asst. Town Engineer, letter dated September 22, 1015

Atty. Eliza Cox, Brian Yergatian, Civil Engineer with BSC Group, Jason Costello, MPA Architects, Eric McGrath, Colliers, and Stephanie Nadolny, Partners Healthcare, were present for the applicant. Atty. Cox reviewed the applications for the Board. The hospital is seeking an amendment to the current Special Permit #94-20 to add approximately 8403 sq. ft. to the back of the existing building with a proposed increase of 62 parking spaces. In addition to the permits granted from the Town of Sandwich, the hospital also has a Cape Cod Commission decision that has been modified over the years and a DEP approval for wastewater. She gave the following reasons for the request:

- Capacity for outpatient therapy has been reached and there is currently a wait of several weeks for an initial evaluation

- The limited number of treatment , exam rooms, and offices restricts the number of visits that can be booked and additional physicians cannot be hired
- Lack of space also impacts programming
- No new inpatient beds are being added, but the inpatient area will be remodeled and updated

Mr. Brian Yergatian reviewed the site plan with the Board. There are two major components:

- The building addition consisting of two floors and the basement (8400 sq. ft)
- Additional parking spaces (62) with a total of eight handicapped spaces provided

In response to the engineering memo, Mr. Yergatian told the Board that site distance has met the requirements in both directions. The Fire Department ladder truck can maneuver in the parking lot. Also, the plans will reflect relocating the retention basin; new drainage information has been provided today as well as erosion and sediment information. He also submitted a traffic analysis.

Mr. Jason Costello next addressed the Board and described the proposed architecture plans. The plans call for a small addition of approximately 8400 sq. ft. to the south wing across three floors. The architecture of the addition will match the existing building. The roof will maintain the 44.01 ft. ridge line currently on the existing building.

Atty. Cox then reviewed the presentation for the Board, listing the benefits to the hospital and the community with the new addition. She also reviewed the criteria for a variance; the project has a current variance and the new addition meets the requirements for a variance. Mr. Jensen asked if there would be any storage above the 30' level; Mr. Costello said no. Mr. Jensen said he would like the Board to wait for Mr. Sam Jensen to review all the materials submitted today before making any decisions.

Mr. Killion opened the meeting for public comment; there was none.

Mr. Jensen motioned to continue the public hearing for SPA #15-07 and Variance #15-08 until the next meeting to be held on October 13, 2015. Mr. Neeven seconded. The vote was unanimous.

There was no **Board Discussion**.

Mr. Jensen moved to adjourn the meeting. Mr. Neeven seconded. The vote was unanimous. The meeting adjourned at 7:38pm.

Respectfully submitted,

Marilyn K. Bassett