



BOARD OF APPEALS

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FINAL COPY

**July 26, 2016
Minutes**

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7:01pm
Upper Meeting Room
270 Quaker Meetinghouse Road

Present: Christopher Neeven, Erik VanBuskirk, David Schrader and Gerald Nye
Absent: Robert Jensen, Chair and James Killion, Vice-Chair
Also Present: Josh Peters, Asst. Town Planner and Paul Spiro, Building Inspector

Approval of Minutes

Mr. Schrader moved to accept the minutes of the meeting held July 12, 2016 as written. Mr. Nye seconded. The vote was unanimous.

Special Permit #16-14

311 Service Road

GE Solar (Matthew DiNisco)

Mr. Matthew DiNisco from GE Solar was present. He gave a brief history of the solar project located at Spaulding Rehab Hospital and informed the Board that the Solar Special Permit had been approved by the Planning Board the prior week. The reason he is requesting a Special Permit from the Board of Appeals is because a seven foot, safety fence is required by National Electric Code 110.31 to go around the array (per Sandwich Zoning By-Laws section 3560, a Special Permit is required for a fence greater than six feet). Mr. DiNisco said it's an industry standard and is seen around most solar projects across the state. The fence will allow for enough perimeter access for emergency vehicles to safely drive around the array. A visual buffer will be maintained around the fencing. There is approximately 130 feet from Service Road to the solar site with about 70-80 feet of very thick vegetation that will remain as a year round buffer.

Mr. Neeven opened the meeting for public comment. There was none. Mr. Schrader made a motion to close the Public Hearing for Special Permit #16-14. Mr. Nye seconded. The vote was unanimous.

Deliberation:

Special Permit #16-14

311 Service Road

The Board reviewed and discussed Special Permit #16-14. The Board voted unanimously to approve the Special Permit. The decisions, findings and conditions are on file in the Planning and Development office.



Mr. Schrader moved to adjourn the meeting. Mr. VanBuskirk seconded. The vote was unanimous. The meeting adjourned at 7:13pm.

Respectfully Submitted,

Laura C. Watts

Supporting Documents:

1. Solar special permit plans prepared by Webby Engineering Associates, Inc., revised June 30, 2016 (2 pages)
2. Pictures of existing conditions at proposed solar sight, provided by GE Solar (2 pages)
3. National Electric Code Section 110.31, received July 26, 2016 (1 page)
4. Email from Robert Jensen, Chair, Sandwich Board of Appeals, dated July 21, 2016 (1 page)