



BOARD OF APPEALS

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Minutes
March 8, 2011

7:03 P.M.

Present: Christopher Neeven, Chair, James Killion, Vice Chair, Fred Watt, Erik VanBuskirk, Robert Jensen, and Harold Mitchell

7:03pm

Approval of Minutes

Mr. VanBuskirk made a motion that the Board accept the minutes of January 11, 2011 and February 22, 2011 as written. Mr. Killion seconded. The vote was unanimous.

7:04pm

Public Hearing

Variance #11-01

19 Prince Path

John Cloonan

Mr. Neeven read the Public Hearing Notice into the record. He also read the following comment letters into the record:

- Sandwich Water District, Jeff Rose, Asst. Superintendent, dated February 17, 2011
- Sandwich Fire Department, J.J. Burke, Fire Prevention Officer, dated January 30, 2011
- Sandwich Conservation Commission, David J. DeConto, Natural Resources Officer, dated January 21, 2011

Mr. Cloonan presented is proposed addition to the Board. He had planned on adding a garage onto his house after he purchased, but found that the certified foundation plan did not match up to the actual location of his house on the property. The Board members reviewed the site plan drawn by David Thulin, dated 1/13/11. Mr. Cloonan presented a letter from Brian and Melissa Russell, 25 Windsor Road, who are his neighbors to the right. They have reviewed his plan and are in support of his proposal. Mr. Neeven read the letter into the record. Mr. Mitchell then asked if this is a one car garage; the applicant stated it is a two car garage. Mr. Neeven said that based on the location of the utilities and the drainage, he really did not have any other options for siting the addition. Mr. Mitchell asked the current sq. ft. of the applicant's home and the sq. ft. of the addition. He said that his house is approximately 1600 sq. ft. with the addition being a little over 900 sq. ft.

Mr. Neeven asked if there was any public comment. There was none.

Mr. Jensen moved that the Board close the Public Hearing regarding Variance #11-01, 19 Prince Path, John Cloonan. Mr. Killion seconded. The vote was unanimous.

Deliberations

Special Permit #11-02

27 Almy Avenue

Almy Avenue Realty

The Board reviewed and discussed 27 Almy Avenue, Special Permit #11-02. The Board voted to grant the Special Permit application. The decision, findings, and conditions are on file in the Board of Appeals public records at the Planning and Development office.

Special Permit #11-03

32 June Lane

Houlihan

The Board reviewed and discussed 32 June Lane, Special Permit #11-03. The Board voted to grant the Special Permit application. The decision, findings, and conditions are on file in the Board of Appeals public records at the Planning and Development office.

Mr. Jensen motioned to adjourn. Mr. VanBuskirk seconded. The vote was unanimous.

The meeting adjourned at 7:38pm.

Respectfully submitted,
Marilyn K. Bassett

