



**BOARD OF APPEALS**

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**Minutes**  
**April 12, 2011**

**7:04 P.M.**

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

**7:04pm**

**Approval of Minutes**

Mr. Watt made a motion that the Board accept the minutes of March 22, 2011 as written. Mr. Van Buskirk seconded. The vote was unanimous.

**7:05pm**

**Public Hearing**

**Special Permit #11-05**

**74 Route 6A**

**C&W Realty Trust(Adrian)**

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

- Engineering Department, Sam Jensen, P.E., Assistant Town Engineer, dated April 6, 2011
- Sandwich Conservation Commission, David DeConto, Natural Resources Officer, dated April 11, 2011
- Sandwich Fire Department, J.J. Burke, Fire Prevention Officer, dated April 1, 2011
- Sandwich Water District, Jeff Rose, Assistant Superintendent, dated April 5, 2011

Joanne Adrian Drummey and Michael Drummey, applicants, explained their proposed business, a funeral home, to the Board. Ms. Drummey told the Board that she had seen all of the comment letters read into the record and wanted to address the issues raised in them. She has already working with an engineer familiar with wetlands on the placement of the holding tank which she hopes will be in the front of the building.

Ms. Drummey next addressed the Engineering Departments concerns regarding parking and traffic safety issues. The parking lot is currently slotted with 25 spaces which meets the Town requirement. Ms. Adrian also stated that these spaces were drawn to 1902 measurements. Current standards may be smaller. She also said that it would be unusual for all visitors to be at the funeral home at the same time. Even if the funeral home was holding a service, there are still enough spaces based on current zoning requirements. Other funeral homes in the area have about the same amount of parking spaces; if additional spaces are needed, the owners try to partner with other businesses to use their parking area. Because she anticipates that it will take 5 years to build their business, there would be minimum impact at the present

time. Police details will be provided for services to insure the safety and traffic flow of vehicles on Route 6A.

The building is already handicapped accessible; two parking spaces will be allocated to handicapped parking. Ms. Drummey also stated that there is a fire alarm system installed in the building.

Mr. Jensen, Mr. Watt and Mr. Killion expressed concern regarding the parking and traffic issues. The Board would like to see a plan showing the actual parking and traffic flow pattern. Ms. Drummey is working with an engineer on these issues.

In response to Mr. Jensen's question about the interior design, Ms. Drummey said that she is meeting with a design engineer who is drafting a plan for the interior. There will be no changes to the outside of the building.

Mr. Neeven opened the hearing for public comment. Mr. Donald Knox, Cranberry Realty Trust, 68A Route 6A expressed his serious concerns regarding the parking and traffic flow issues.

Mr. Jensen motioned that the Public Hearing for Special Permit #11-05, be continued until April 26, 2011 at 7:05pm. Mr. Watt seconded the motion. The vote was unanimous.

### **Board Discussion**

#### **93 Harlow Road Modification Request**

Mr. Watt recused himself from the discussion. Mr. Neeven read a letter into the record from Mr. Paul Celeste, applicant, requesting to withdraw his request for a modification of Special Permit Amendment granted by the Board of Appeals on May 11, 2010.

### **Deliberation**

#### **Variance #11-01**

##### **19 Prince Path**

##### **Cloonan**

The Board reviewed and discussed 19 Prince Path, Variance #11-01. The Board voted to grant a four foot (4') variance to Mr. Cloonan. The decision, findings, and conditions are on file in the Board of Appeals public records at the Planning and Development office.

#### **Special Permit #11-04**

##### **2 Freezer Road**

##### **McGrath**

The Board reviewed and discussed 2 Freezer Road, Special Permit #11-04. 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. Watt motioned to adjourn. Mr. Van Buskirk seconded. The vote was unanimous. The meeting adjourned at 8:02pm.

Respectfully submitted, Marilyn K. Bassett



