



**BOARD OF APPEALS**

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**Minutes**  
**April 26, 2011**

**7:00 P.M.**

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

**7:04pm**

**Approval of Minutes**

Mr. Watt made a motion that the Board accept the minutes of April 12, 2011 as written. Mr. Jensen seconded. The vote was unanimous.

**Board Discussion**

**Brightside Lane**

**AVA Associates, Inc.**

Attorney Fitch reviewed the request of AVA Associates for an insubstantial modification of the Special Permit dated October 28, 2003. The applicant is looking for the owner of a unit to be able to construct an outdoor deck or seasonal sunroom or gazebo not to exceed 140'. No plumbing, heating, or air conditioning shall be allowed. Each townhouse unit has a yard area of approximately 20 X 34 in size. The owners have questioned what can be done with the yard besides landscaping.

In reference to Condition #4 in the original Special Permit, Mr. Jensen questioned if a deck would be considered an above ground structure or could a shed be put in the yard? Mr. Fitch again stated that that any deck, etc. would not be intended as part of the building footprint. The request for modification is really about flexibility for the condo owners.

Before making a decision, Mr. Jensen said he would like to speak with Mr. Killion who had been present when the conditions were written. The Board and Mr. Fitch agreed to continue the discussion at the meeting scheduled for May 10, 2011.

**7:16pm**

**Special Permit #11-05**

**74 Route 6A**

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

Mr. Neeven read an e-mail request from the applicant to continue the Public Hearing until May 10, 2011. Mr. Jensen motioned to continue the public hearing for Special Permit #11-05, 74 Route 6A until the next scheduled meeting on May 10 2011 at 7:10pm. Mr. Watt seconded. The vote was unanimous.

Mr. Jensen motioned to adjourn. Mr. Watt seconded. The vote was unanimous.  
The meeting adjourned at 7:17pm.

Respectfully submitted, Marilyn K. Bassett



