

Town of Sandwich  
THE OLDEST TOWN ON CAPE COD



Planning Board

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TOWN OF SANDWICH

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The Planning Board of the Town of Sandwich hereby gives notice that it will hold a Public Hearing on proposed amendments to the Sandwich Protective Zoning By-Law.

**Date and Time** : **October 18, 2022 at 6 p.m.**  
**Location** : **Sand Hill School Community Center, 16 Dewey Avenue  
Sandwich, MA**

**Proposed Amendments:**

- Proposed amendment to Article II Section 2600 Intensity of Use Schedule for the purpose of removing footnote l) "Minimum lot area requirements for all principal uses in residential districts located within a Water Resource District, as described in Section 5000, shall be 87,120 square feet" and reorder remaining footnotes.
- Proposed amendment to Article IV Section 4133 Use and Dimensional Requirements under Section 4130 Accessory Dwelling Units (ADU) for removing footnote i) "An ADU and principal dwelling shall share common septic/ wastewater and water facilities" and reorder remaining footnotes.
- Proposed amendment to Article IV Section 4182 Procedure for the purpose of allowing Large Scale Canopy Solar projects by-right.
- Proposed amendment to the Definitions Section for the purpose of adding a Large Scale Solar Canopy definition.
- Proposed amendment to Article IV Section 4453 Standards for the purpose of reducing the affordability requirements, increasing density and allowing a consistent ratio of units for both rental and homeownership.

Full text of the proposed Zoning Amendments, along with the current Protective Zoning By-Law and current Zoning Map may be viewed in the following ways:

1. Request a PDF from the Office of Planning & Development at [planning@sandwichmass.org](mailto:planning@sandwichmass.org)
2. Visit the Office of Planning & Development at 16 Jan Sebastian Drive, Sandwich, MA.
3. Call (508) 833-8001 if other accommodations are needed.

Jeffrey R. Picard, Chair  
Sandwich Planning Board  
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