

Town of Sandwich
THE OLDEST TOWN ON CAPE COD



Board of Appeals

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Minutes
February 11, 2020

TOWN CLERK
TOWN OF SANDWICH

JUN 24 2020

1 H 36 M P Mef
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6 p.m.
Sand Hill School Community Center
16 Dewey Avenue, Sandwich, MA

Present: Christopher Neeven, Chair; James Killion, Vice-Chair; Erik Van Buskirk; and Chase Terrio

Absent: Robert Jensen and Gerald Nye

Also Present: Ralph Vitacco, Director of Planning & Economic Development; Leanne Drake, Assistant Town Planner; Brendan Brides, Building Commissioner; and Maureen McCabe, Sr. Administrative Assistant

Mr. Neeven opens the meeting with the Pledge of Allegiance and the reading of the Opening Statement.

Approval of Minutes

Mr. Killion motions to accept the minutes of the meeting held January 14, 2020, as written. Mr. Van Buskirk seconds. The vote is unanimous.

Old Business

There is no old business to discuss.

New Business

#20-01: 21 Pauls Way – Special Permit – Reed

- Mr. Neeven reads the Public Hearing Notice into the record. In addition, the following correspondence is read into the record:
 - Memo to Christopher Neeven, Chair from Samuel J.P. Jensen, Assistant Town Engineer re: Petition 20-01, Application for Special Permit, 21 Pauls Way, Parcel 154 on Assessors Map 13, dated February 5, 2020
 - Memo to Christopher Neeven, Chairman Board of Appeals from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for Special Permit #20-01 for the address located at 21 Paul's Way, dated January 21, 2020



- Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 21 Pauls Way Map 13 Parcel 154, dated January 21, 2020

Mr. Morgan Reed explains that his brother will be retiring from the military soon and would like to build a second dwelling on the lot. Mr. Neeven opens the matter up to the public for comment. There is none. Mr. Killion comments that the site plan depicts lot 1 and lot 2 and asks Mr. Reed if it is a single lot. Mr. Reed says that it is a single five acre lot; he asked that it be drawn with a divisionary line. Mr. Brides explains the Building Department will see it as a single lot with two principal dwellings on it. He asks Mr. Reed if there will be a continuation of the existing driveway. Mr. Reed says they are hoping to have a second driveway. Mr. Brides explains that the Engineering Department won't approve a second driveway. Because it is a private road he suggests Mr. Morgan speak with Sam Jensen in Engineering. There are no further questions from the Board. Mr. Killion motions to close the Public Hearing and take the matter under advisement. Mr. Van Buskirk seconds. The vote is unanimous.

Board Discussion

There are no items to discuss.

Deliberations

#20-01: 21 Pauls Way – Special Permit – Reed

- The Board reviews and discusses Special Permit #20-01. The Board votes to approve the Special Permit with conditions. The Decision, findings and conditions are on file in the Planning & Development office.

Other Matters Not Reasonably Anticipated

- Mr. Neeven reminds the Board that the Cape Cod Commission Hearing notice for the solar project off Cotuit Road was distributed separately from the meeting packet. The Hearing will take place on February 27, 2020.

Adjournment

Mr. Killion motions to adjourn. Mr. Terrio seconds. The vote is unanimous. The meeting adjourns at 6:10 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Draft minutes dated January 14, 2020 (3 pages)
2. 21 Pauls Way Special Permit Application (4 pages)

3. Memo to Christopher Neeven, Chair from Samuel J.P. Jensen, Assistant Town Engineer re: Petition 20-01, Application for Special Permit, 21 Pauls Way, Parcel 154 on Assessors Map 13, dated February 5, 2020 (1 page)
4. Memo to Christopher Neeven, Chairman Board of Appeals from Joshua Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments for Special Permit #20-01 for the address located at 21 Paul's Way, dated January 21, 2020 (1 page)
5. Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 21 Pauls Way Map 13 Parcel 154, dated January 21, 2020 (1 page)
6. Cape Cod Commission Hearing Notice, Development of Regional Impact, AMP Energy Sandwich, February 27, 2020 (1 page)