



**PLANNING BOARD AGENDA**

**March 2, 2021 – 7:00 p.m.**

**Sand Hill School Community Center at 16 Dewey Avenue & Via Remote Participation Software**

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Sandwich Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town's website, at [www.sandwichmass.org](http://www.sandwichmass.org). For this meeting, members of the public who wish to listen and watch the meeting may do so via the Sandwich Community Television website, at [www.sandwichtv.org](http://www.sandwichtv.org). No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town's website an audio or video recording, transcript, or other comprehensive record of the proceedings as soon as possible after the meeting. Thank you for your consideration and understanding during this unique public health emergency.

**Join Zoom Meeting**

<https://zoom.us/j/93251389945?pwd=UTZkSUFjZ2Z4RGsyT2J5a0tMWTFNdz09>

Meeting ID: 932 5138 9945      Passcode: 2zug1r

1. Convene Open Session via ZOOM Remote Participation Software
2. Review and Approval of Minutes – 2/16/21
3. Submission of New Plans
4. Old Business
5. New Business
  - Proposed Zoning Amendments – Public Hearing \*
    - Proposed amendments to the Table of Contents to add missing sections and update new sections.
    - Proposed amendment to Article I Section 1260 for the purpose of clarifying that a bond may not always be required.
    - Proposed amendment to Article I Section 1330 for the purpose of lengthening special permit approval pursuant to M.G.L. Ch. 40A.

- Proposed amendment to Article II Section 2220 for the purpose of removing an un-regulated use.
- Proposed amendment to Article II Section 2220 for the purpose allowing Drive-Up and Drive Through Facilities in the B2 zoning district.
- Proposed amendment to Article II Section 2600g) for the purpose of removing a duplicate sentence.
- Proposed amendment to Article II Section 2420 for the purpose of clarifying non-conforming regulations.
- Proposed amendment to Article II Section 2540 for the purpose of clarifying the monitoring agent.
- Proposed amendment to Article III Section 3490 for the purpose of referencing additional environmental controls.
- Proposed amendment to Article IV Section 4114 for the purpose of clarifying driveway regulations and add clarity to the definition of an accessory apartment
- Proposed amendment to Article IV Section 4130 for the purpose of deleting and updating accessory dwelling unit bylaw.
- Proposed amendment to Article IV Section 4300 for the purpose of updating the Flood Plain District definitions and regulations.
- Proposed amendment to Article IV Section 4710 for the purpose of adding a rental option
- Proposed amendment to Article IV Section 4740 for the purpose of adding a rental option, clarify inspection regulations and add an affordable housing provision.
- Proposed amendment to Article IV to add Section 4457 for the purpose of adding an affordable housing provision.

Public Comment – [planning@sandwichmass.org](mailto:planning@sandwichmass.org)


6. Board Discussion

- Request for Comment: 497 Route 6A – Special Permit – Berry

7. Deliberations

8. Other Matters Not Reasonably Anticipated by the Chairman

9. Adjournment

Signed:   
 Name (print): Maureen McCabe  
 Date: February 24, 2021

\* Vote may be taken

<p><b>Date &amp; Time Received Town</b>  <b>Clerk's Office</b>          TOWN CLERK          TOWN OF SANDWICH  <b>FEB 24 2021</b>          2 H 48 M P M  <b>RECEIVED &amp; RECORDED</b></p>
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