BOARD OF SELECTMEN AGENDA

June 23, 2022 – 7:00 P.M.
Sandwich Town Hall – 130 Main Street

1. Convene Open Session Meeting in Auditorium

2. Pledge of Allegiance

3. Public Comment

4. Review & Approval of Minutes – 6/9/22

5. Town Manager Report

6. Correspondence / Statements / Announcements / Future Items / Follow-up

7. Staff Meeting
   Town Planner Leanne Drake – Potential Adoption of Green Communities Act & Required Follow-up
   Director of Planning & Economic Development Ralph Vitacco – Draft Comments to State Department of Housing & Community Development – Village Green-1

8. Old Business
   • Acquisition of 297 & 300 Meiggs-Backus Road – Acceptance of Deed & Settlement Statement
   • Disposition of Deacon Eldred House – License Agreement, Closing Documents, Land Development Agreement
   • Proposed First Amendment to In Good Health Host Community Agreement for Adult Retail Marijuana Sales
   • Selectmen Meeting Schedule
   • Other Matters Not Reasonably Anticipated by the Chairman

9. New Business
   • Authorization to Award Contract for Sandwich Hollows Golf Club Irrigation System & Corresponding Bond Strategy
   • Board of Selectmen Liaison Assignments
   • Annual Board & Committee Appointments
   • Recommended New Board & Committee Appointments (F = Full, A = Alternate)
     o Historic District Committee – Lisa Hassler (F)
     o Sandwich Cultural Council – Carol Coteus (F)
     o Zoning Board of Appeals – Mary Foley (F) & Bob Jensen (A)
• Golf Advisory Committee – Kevin Ducie & John Hurley (F)
• Sandwich Historical Commission – Mary Lynch (F) & June Murphy (A)
• Other Matters Not Reasonably Anticipated by the Chairman

10. Public Comment

11. Closing Remarks

12. Adjournment

NEXT MEETING: Thursday, 7/7/22, 7:00 P.M., Town Hall

[Signature]

[Name]
MINUTES BOARD OF SELECTMEN JUNE 9, 2022
Town Hall, 130 Main Street, Sandwich, MA 02563
7:00 p.m.

Present: M. Miller, B. George, S. Hoctor, C. Holden, P. Ellis
G. Dunham, Town Manager; Heather Harper, Assistant Town Manager

Mr. Hoctor opened the meeting at 7:00 PM.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

None.

REVIEW AND APPROVAL OF MINUTES
Mr. Holden moved to approve the minutes of May 26, 2022. Mr. Ellis seconded. Approved unanimously.

TOWN MANAGER REPORT
1. The next Board meeting is on June 23rd. The finance Committee will be meeting on June 27th, mainly to address reserve fund transfers of $500,000. We are still trying to get a date for the Charter Review committee – probably late June or early July.
2. Bids were opened yesterday on the irrigation at the golf course. The engineer is reviewing proposals. There were three bids ranging from $2.5 to $2.9 million. The low bid is around what we thought it would cost. There will be a recommendation at the next Board meeting.
3. DEP reached out that they are going to be announcing new proposed regulations on septic systems contributing nitrogen to embayments; this is a heads up to southeastern Massachusetts towns. People with systems in those areas might have to make changes within five years. Or the towns affected could work with the State to develop wastewater plans for each watershed to extend the time. They will meet with local officials ahead of getting public input this summer.
4. David Noble will be running a public notice about an outreach meeting on June 27th to speak to anyone who wants to know more about their establishment. The host community agreement is being reviewed by counsel. It will take about six months before the facility will be up and running.
5. There is a new project manager for the Section 111 project. During the next several weeks they will be looking at changes in erosion. They want permission from residents to do the survey; there will probably be a remote meeting with the affected residents.

Questions/Comments Mr. Miller asked if the DEP has decided what areas are involved. Mr. Dunham said that about 30% of the town properties contribute to the embayments. This might be positive for us as the State might be more amenable to alternative septic systems or big pipe
solutions, such as we are looking at on the Base. It also might make projects State revolving fund eligible. Mr. Dunham said that all bidders on the golf course irrigation system are qualified. We need to do background checks. We are looking at altering the payment percentage and the time for the debt that would better consider golf course proceeds. The proposed equipment could be done through capital requests or accessing the funds later if all is going well. Mr. Miller asked about the easements; Mr. Dunham said the residents would need to sign off on a temporary basis just for the erosion study. They are looking to get bid specs together so work can begin in 2023 – 2024. We are capped at 388,000 cu yd, some from the canal.

CORRESPONDENCE/STATEMENTS/ANNOUNCEMENTS
Mr. Holden remotely attended the Commission on Disability meeting where concerns were expressed about the handicap parking at the old town hall. They are also concerned about an ASL interpreter for public meetings. The specific concerns about the parking are related to enforcement. Mr. Dunham said the by-laws provide for a $100 fine; it was approved about 15 years ago. He thinks there is an account for the fines but will check with accounting. Mr. Holden also reported on the School Committee meeting. He attended a cooling shelter drill at the Human Services building. They talked about a plan for when the generator fails. He also will be attending the Cape and Island Municipal Leaders meeting. Mr. Miller announced that Upper Cape Tech will be holding a car show; there will be food as well. Mr. Ellis spoke about favoring immediate repair of the boardwalk. He is concerned about the project’s increases in cost. There are many capital projects going at one time. He is impressed with the engineer report for the new boardwalk but there is one unknown, which is the length of the piles. If we did a repair, we could determine depth of the helical. piles. He is confident that in-house staff working on the new Town Hall could work on the boardwalk. With the long-term costs of over three million dollars, he is concerned about future things to pay for; we are giving money for a new boardwalk but not paying for roads. He would like to revisit the issue.

LIQUOR LICENSE PUBLIC HEARINGS
7:10 PM Entertainment License, Indoor and Outdoor Entertainment for Lucieranderson LLC d/b/a/ The Local Tavern and Grille, 46 Rte. 6A, Jacquelyn Lucier, Manager
Mr. Hoctor read the notice. Mr. Holden moved to open the public hearing. Seconded by Mr. Miller. Approved unanimously. Ms. Lucier cannot be here tonight. Mr. Dunham said this is a straightforward request. It is for inside only, no dancing, and three to five instruments max; the Covid outdoor service has been extended to April, 2023. Outside will be just speakers for background music. Mr. George met with her and saw the outside fenced area with tables and chairs. Everything stops at 9:00 PM outside and midnight inside. This is similar to the previous owners’ license. There was no public comment. Mr. Holden moved to close the public hearing. Seconded by Mr. Miller. Approved unanimously. Mr. George moved to approve the Entertainment License, Indoor and Outdoor Entertainment for Lucieranderson LLC d/b/a/ The Local Tavern and Grille, 46 Rte. 6A, Jacquelyn Lucier, Manager with music and time restrictions as described. Seconded by Mr. Holden. Approved unanimously.
OLD BUSINESS

Memorial Bench Policy & Hoang Memorial Bench Application
Mr. Dunham said that this issue first came up about a year ago and there was a decision to work internally on a bench policy. There are concerns about whether it should be allowed to put up benches everywhere. The first thing to consider is whether we should even want any benches, then where should they go. Mr. DeConto and Mr. Brides looked at a location for the Wang family. Also, we need to consider how many benches and who gets to have them. There is the question of when they are up, who is supposed to maintain them. They are not comfortable enough to draft a policy. Ms. Harper said that private use of public property is a bigger question. They are working on a list of possible sites if the Board wishes to go forward with this with the caveat that the people who place the bench maintain it. Mr. Miller asked if we are supposed to give a waiver to a private person putting something on Town property or would it become Town property when placed. Ms. Harper said it would become Town property. Mr. George said if it becomes Town property, we would need to maintain it. Mr. Hoctor said he appreciates the applications but at a certain point does it become like a nuisance. Mr. Ellis said he looked at the area requested near the bandstand. Having a bench there would interfere with the boat parade and bandstand activity. This would be a hard no, but a good no. People will use town property as their own property. He would encourage some wordsmithing exercise; the policy should not invite people to put benches up and we need to have a policy statement. Filling the boardwalk and beach parking lots with benches is not appropriate. He would suggest working more on the policy. Ms. Harper said the policy was developed in response to the application. Maybe the Board should decline the application and review the policy. Mr. Dunham said the landscape advisory group is working with the Town on Brady’s Island and this might be an appropriate location. Mr. Miller moved to deny the request for a memorial bench at the Thornton Burgess Park. It is being denied because of a review of the old policy. Seconded by Mr. George. Approved unanimously.

Authority to Appoint Recommended Town Treasurer/Collector
Mr. Dunham needs to be authorized to appoint a candidate for the Town Treasurer/Collector position. The position has been advertised. We received roughly two dozen applications, interviewed three people and are unanimous on the best candidate. His name is Dave Sullivan and he has had an extensive background check. It is extremely difficult to find people with the correct qualifications state-wide. The Lt. Governor started a municipal finance task force; the Mass Municipal Association working with the State has started a financial certification program. People qualified for the private sector are not necessarily prepared for municipal work. Mr. Dunham summarized Mr. Sullivan’s qualifications. He thinks he will pick things up quickly; he also has an IT background which will help. Mr. George moved to give Mr. Dunham the authority to appoint the recommended candidate for Town treasurer/Collector. Seconded by Mr. Holden. Approved unanimously. Mr. Jennings will continue as Finance Director. This implements a previous organizational plan, which separates the Accountant, Assessor, Treasurer/Collector and Finance Director positions. Mr. Jennings’ remote service will be evaluated regularly; he will come up for any major issues that need attention. We need to try to foster people internally.
Deacon Eldred House Disposition Update
Ms. Harper reported that draft documents came from the Full Circle attorneys. The proprietors from Full Circle are working closely with Massachusetts Historical Commission to develop their restoration plan, which is essential for closing on the property. It is a complex process to gain approval and this is taking longer then expected. They have asked for some assistance from the Town; Wendall Kelso and Paul Holt have assisting them with the plan. All the parties are working with great diligence and care. One request from the future owner is to structure the closing to allow the building permit in advance so they can get started; if a permit is issued, as owner, we would identify Full Circle as our general contractor. At the closing we would transfer the license to them. There is very little risk for the Town, although surety would be required. Language would be laid out in the land development agreement. The permit lets them do what they want with the house. They are self-funded and are on a schedule. Mr. Ellis said that it appears that Attorney Marsh is not in favor of this. He thinks they should own their own permit. Mr. Holden was comfortable if they couldn’t do any work, but this seems to allow them to begin. Ms. Harper will follow up to see if they are actually planning to begin work. Payment for the permit will be required. The feeling of the Board appears to be that members are uncomfortable with this process. Members might be more comfortable if the future owners were not intending to do any actual work but need the permit to go before the other required boards. This is a very unique project. Ms. Harper believes they would be looking for a permit for a well-defined scope for part of the work. It is positive news that they are working with the right people to help them make appropriate decisions. The Board would like more information and have their questions answered.

Update on Ongoing Town Projects
Ms. Harper reported that in addition to the irrigation at the golf course, there is a hydrological study that needs to be done on the well. We have ordered that contract this week and will be working closely to determine what needs to be done. CAL – work is at the policy level, managing access to the building and staffing. There are good people and lots of discussion. The goal is to transition in an evolutionary way; everything will not be available immediately. The staffing is at the same level except for the addition of a custodian. Talks are going on with the School Department relative to their use of the building. For 100 Rte. 6A there is lots of progress on issues of concern. There are still 3 to 4 issues that might slow things down for substantial completion, but all have solutions. Mr. Miller compliments the DPW for all the work they have done up there. Substantial completion will probably be by end of June. Then there will be punch list items, setting up furniture, and doing the physical move.

Background Information for Green Communities Act Adoption
There is an update from Leanne Drake, along with the previous presentation in the packet. Not much has changed.

Other Matters Not Reasonably Anticipated for Old Business
None.

NEW BUSINESS
Other Matters Not Reasonably Anticipated for new Business
Mr. Miller said he doesn’t understand why the State has not cut the sides of Rte. 6A; the grass is tall and could be a safety issue. Mr. Ellis mentioned the potholes also on Rte. 6A. Maybe this should be discussed with our State Rep.

PUBLIC COMMENT

Mr. George left the table to speak at public comment about guard rails. He has received calls from people regarding an article in the newspaper about the Town not submitting anything to Historic about the guard rails at the new Town Hall. He said these were submitted with the original plans. It is a waste of taxpayer money to redo. He went around Town to look at and took photos of several approved guardrails in the historic district, including at the library, that match the ones at the new Town Hall. He would like to send information to the Committee that it is a waste of money to redesign. The guard rails are needed for safety; it is not considered a public road, so the DOT was not involved. Mr. Ellis said that when the building was built the architect wanted to keep the front lawn open. Mr. Miller said the parking and use of the building is not the same as it was for a bank; there is now parking on that side so the rail is needed. The rail could be lowered to improve the look. There should be able to be a compromise.

Judith Holt – Ms. Holt read a statement about the Green Communities grant programs. She suggested that school and other projects that are energy related could be paid for through this program, but quick action is needed to access the money. She said she has worked with Jon Nelson and Leanne about which project were eligible. Many towns in MA (84%) have used the Green Community designation to save millions. She has experience with energy efficiency and related codes. The stretch code determines what should be done to be energy efficient, but the standard building code and the stretch code are nearly the same. The stretch code is for new buildings only – approximately 20 homes annually would be affected. The code requires that all buildings be checked at the end of a project to be sure things have been done properly. According to a study done by the State it costs less to build a stretch code home. Rebates have increased dramatically. She is asking the Board to go ahead with the designation.

Tom Doherty – is happy to see the Green Communities listed under old business as it has been brought up before. The Town needs every tool to face changing conditions and this designation is one that could be used. There is a specific provision dealing with electric vehicle transportation. Study of gas uses in previous years reports that in 2021 the U.S. burned 135 billion gallons of gasoline, which increases pollution. He questions how many gallons of gas are used in town vehicles and school buses. There are exemptions to the requirement made where necessary. He encourages the Board to approve pursuing Green Community status.

Meg Keegan-Chair of the Commission on Disabilities. She sent the Board information about the Massachusetts law relating to accessibility to the boardwalk. If thinking of rebuilding, this should be reviewed first to be sure the law is being followed.

CLOSING REMARKS

Mr. Holden said we should continue to remember the Uvalde victims and Ukraine.
Mr. George announced that we are going to have a regular July 4th celebration with fireworks and a band, among other activities.

ADJOURNMENT

Mr. Miller moved to adjourn the meeting. Seconded by Mr. Holden. Approved unanimously. The meeting adjourned at 8:38 PM. The next meeting is June 23, 2022 at 7:00 PM, Town Hall.

Note: Board of Selectmen meetings are recorded and available for viewing in their entirety on the Sandwich Community Television website: https://sandwichcommunitytv.org

Respectfully submitted,

Susan James

Supporting Documents:
Minutes (4 pages)
License Hearing (3 pages)
Memorial Bench (5 pages)
Treasurer/Collector (5 pages)
Deacon Eldred (2 pages)
Green Communities (45 pages)
Hello Bud,

Excellent update from Leanne below.

Heather

-----Original Message-----
From: Drake, Leanne <ldrake@sandwichmass.org>
Sent: Thursday, June 2, 2022 9:30 AM
To: Harper, Heather <hharper@sandwichmass.org>
Subject: RE: {EXTERNAL} Hello

Hi Heather,


There are 5 criteria needed to qualify as a Green Community:
1. Adopt as-of-right siting for RE/AE generation, R&D, or manufacturing. We believe we meet the requirements for criteria one as we have “by-right” zoning for renewable generation.
2. Adopt expedited permitting process. This requires a letter from legal counsel that says it would not take more than 365 days to issue a permit.
3. Create an Energy Reduction Plan to reduce energy use by 20% in 5 year. The Cape Light Compact will help us calculate a Municipal Energy Use Baseline. Using this baseline, we will create a 20% energy reduction plan which will lower our energy consumption and provide greater cost savings.
4. Adopt Fuel Efficient Vehicle Purchase Policy. Purchase only fuel-efficient vehicles for municipal use whenever such vehicles are commercially available and practicable. Police cruisers and other emergency vehicles are exempt until commercially available. Heavy duty vehicles such as Fire Trucks, Ambulances and some DPW trucks are exempt.
5. Minimize life cycle cost in new construction; adopt the Stretch Code. Require all new residential construction and new commercial and industrial real estate construction to minimize, to the extent feasible, the life cycle cost of the facility by utilizing energy efficiency, water conservation and other renewable or alternative energy technologies. Adopting the Stretch Code is a Town Meeting Vote.

Currently 280 Massachusetts Communities are designated Green Communities, including 11 communities on Cape Cod.

Please let me know if you would like any additional information.

Thanks,
Leanne

Leanne Drake
To: Board of Selectmen

From: Leanne Drake, Town Planner & Special Projects Administrator

Subject: Green Community Designation Overview and Update

Date: 1.27.2021

On February 4, 2021 Lisa Sullivan, Regional Coordinator of Green Communities, and Will D'Arrigo, Code Expert, will present to you the criteria needed to become a Green Community with a particular emphasis on the stretch code component.

Overview

Green Community grants are funded by carbon allowance auction proceeds from the multi-state Regional Greenhouse Gas Initiative to cap and reduce power sector CO2 emissions and through Alternative Compliance Payments by electricity suppliers that fail to meet their renewable energy portfolio requirements.

There are 5 criteria needed to qualify as a Green Community.

1. Adopt as-of-right siting for RE/AE generation, R&D, or manufacturing
   ➢ We believe we meet the requirements for criteria one as we have "by-right" zoning for renewable generation.

2. Adopt expedited permitting process
   ➢ Requires a letter from legal counsel that says it would not take more than 365 days to issue a permit

3. Create an Energy Reduction Plan to reduce energy use by 20% in 5 years
   ➢ The Cape Light Compact will help us calculate a Municipal Energy Use Baseline. Using this baseline, we will create a 20% energy reduction plan which will lower our energy consumption and provide greater cost savings.
4. Adopt Fuel Efficient Vehicle Purchase Policy
   - Purchase only fuel-efficient vehicles for municipal use whenever such vehicles are commercially available and practicable. Police cruisers and other emergency vehicles are exempt until commercially available. Heavy duty vehicles such as Fire Trucks, Ambulances and some DPW trucks are exempt.

5. Minimize life cycle cost in new construction; adopt the Stretch Code
   - Require all new residential construction and new commercial and industrial real estate construction to minimize, to the extent feasible, the life cycle cost of the facility by utilizing energy efficiency, water conservation and other renewable or alternative energy technologies.

Updates

Since our initial conversation in February 2020, 8 more communities have adopted the stretch code totaling 286 communities in Massachusetts, including 11 communities on Cape.
Helping Massachusetts Municipalities Create a Cleaner Energy Future

COMMONWEALTH OF MASSACHUSETTS

Charles D. Baker, Governor
Karyn E. Polito, Lt. Governor
Kathleen Theoharides, Secretary
Patrick Woodcock, Commissioner

The Green Communities Division
Partnering with Massachusetts Cities and Towns

Lisa Sullivan
Green Communities
Southeast Regional Coordinator
Bud, Heather, Justin

Attached please find the Town's response to the Village Green PEL.
I spoke with Mike Busby of Mass Housing and he extended the deadline to 6/24.
If we need more time I will let him know.
Please review for corrections, edits changes.
Thank you to everyone who assisted.
Ralph

Ralph A. Vitacco
Director of Planning & Economic Development
rvitacco@sandwichmass.org
508 833-8001
June 2022

Mr. Michael J. Busby  
Relationship Manager  
MassHousing  
One Beacon Street  
Boston, MA 02108

RE: NSG Village Green-1, LLC Project Eligibility Letter

Dear Mr. Busby:

In a letter dated April 11, 2022, the Town of Sandwich expressed concern over the eligibility of the Village Green project resulting from outstanding taxes owed to the Town by the developers of the project.

On May 17, 2022, the developers of the project made a payment of approximately $250,000 to the Town Treasurer to bring the taxes on the property of the proposed project current.

The Town recognizes that its Subsidized Housing Inventory (SHI) has been hovering around the current 3.84% for more than a decade. Given this fact, the Town has taken significant steps in increasing its SHI. Since 2018, the Town has approved Comprehensive Permits for affordable rental units, Terrapin Ridge, a 30 unit rental development and the Henry T. Wing Residences with 128 rental units. When those projects are completed, the Town’s SHI will be 5.8%. In addition to the rental properties, the Town has approved four affordable home ownership units. In May 2021, the Town accepted an Accessory Dwelling Unit (ADU) by-law that dramatically lowers regulatory thresholds making it easier for homeowners to have ADU’s on their property thereby increasing rental stock. The Town had not updated its Housing Production Plan (HPP) since 2010. This past fall the plan was updated and received final approval from the Department of Housing and Community Development on March 2, 2022.

The HPP identifies the need for rental housing in the town of Sandwich. At 92.4%, almost all of Sandwich’s housing stock is single-family detached homes. Rental properties represent 9.1% of the entire housing stock within the Town. On its surface, the NSG Village Green – 1 proposal represents an opportunity to alleviate the rental housing pressure.

Village Green was first conceived as a larger development known as Forestdale Village in 2009. The original development was spread over 73 acres and included 148 housing ownership units along with 80,000 square feet of commercial space. The project went into receivership. The current Developers exercised their right to rescind the comprehensive permit and advance a new project.

The Applicants still own approximately 64 acres of the original development site. In addition to the 144 unit Village Green project, the Developers have made presentations to the Sandwich Board of Selectmen, Planning Board and the local regulatory agency Cape Cod Commission, which include a large
scale solar photovoltaic field and a second housing development with 240 rental units known as Sandwich Green. The Developers have expressed their intent to create a self-sustaining “island” including the necessary resilient infrastructure of energy and wastewater solutions.

The Town recognizes Village Green as a significant project in its own right, with its planned integration of a solar component, wastewater and a second larger housing development it rises to a level of complexity that may exceed the capacity of Town staff and require consultant review.

Based on the criteria established in 760 CMR 56.05 (5)(c) the Town will be advising the Sandwich Board of Appeals a review of the application will require technical advice in the areas of civil engineering, transportation, environmental resources, design review of buildings and site. It is important for the Applicant to understand the Sandwich Board of Appeals may require the Applicant pay a reasonable review fee which may exceed the $9,700 identified in Section 5 of the application for technical assistance.

Regional Impact of Project

To further emphasize the regional impact of the proposed development and future expansion of the site it is necessary to consider total flow for the entire site area of 64 acres for wastewater and associated environmentally sensitive receptors. Currently the site does not have wastewater treatment, there is no wastewater design before the Massachusetts Department of Environmental Protection and there is no sewer available.

Based on the DEP Title V Design Flow, the project which proposes 144 units with 180 bedrooms calculates to 19,800 gallons per day just for this one portion of development on the property. The proposal exceeds the DEP 10,000 gallons per day limit thus requiring a Groundwater Discharge permit. The entire site area’s total proposed flow needs to be taken into consideration to provide full comments.

The following considerations need to be evaluated in order to proceed with a comprehensive review of the proposal for the project application.

The total site area is not within a Zone II, but based on the groundwater contours, the down gradient wells in Mashpee are receptors to the groundwater discharge. An evaluation of the groundwater flow, travel time and draw rates of the down gradient public supply wells need to be evaluated.

The entire site area is within the northern watershed for Peters Pond. Peters Pond is an environmentally sensitive receptor. The pond which has been classified as a Class A fishery has been experiencing declining biological health as is indicated by the cyanobacteria bloom activity. An evaluation of the ponds health and the impact of additional nutrients is necessary to determine the level of wastewater treatment necessary for the proposed development.

The total site area is within the northern watershed for Popponesset Bay in Mashpee. Popponesset Bay is an impaired estuary with a Total Maximum Daily Load (TMDL) of nitrogen established through the DEP Massachusetts Estuaries Program. The Town of Sandwich has a Memorandum of Understanding (MOU) with Mashpee signed in __________________________ which identifies percent of Sandwich’s nitrogen input to the impaired watershed which needs to be removed. This proposed development needs to be a
No Net Nitrogen development in order to adhere to the MOU signed with Mashpee. The applicant needs to outline how the No Net Nitrogen required will be achieved.

With Contaminants of Emerging Concern, the applicant needs to provide an evaluation of standard wastewater treatment versus treatment for contaminants of emerging concern. Recent studies have indicated that typical wastewater treatment that does not address contaminants of emerging concerns actually concentrates PFAS and PFOS in the wastewater treatment effluent discharged into the ground.

The 64 acre site requires an approved Groundwater Discharge Permit from the Massachusetts Department of Environmental Protection to receive permitting.

**Local Impact of Project**

In relation to the NSG Village Green - 1 LLC project application for project eligibility forwarded to Mass Housing the Town shares the following:

**Development Team**

The Town of Sandwich is committed to working with developers to improve our affordable housing inventory. The town has worked with several members of the Village Green development team on various projects over the past ten years. Unfortunately, none of those projects has reached fruition. A review of the PEL application does not show that any of the principals of the development team have been the primary members an affordable development of similar size. The Town strongly suggests the developers engage a 40B consultant familiar with navigating projects of this size through the process. Such a measure would facilitate the project and benefit both parties.

**Design Concept**

In 2019, the Town of Sandwich received a District of Local Technical Assistance (DLTA) grant that was funded by DHCD to review community design. Several public forums were held to discuss design, density and the need for more rental housing. As a result, the Town encourages site plan and building standards of 20 units an acre to include “missing middle” housing types which was outlined in the community design report that had been shared with the Developers through their attorney. One of the focus areas of the study was the Route 130 Village Green area. The result of the study concluded small-scale residential housing would be appropriate for the area. The intent is to enhance the surrounding neighborhoods and not overwhelm them with large-scale urban development. The study states duplexes and double deckers would be appropriate for the area. The Town suggests complimentary designed townhouses may transition with the surrounding neighborhoods. The current proposed design is incongruous with typical Cape Cod architecture. Based on the submitted material, a design similar to Oaktree Development, GreenStaxx’s Lexington Place may be more appropriate for the site. The Town further suggests the Applicants conduct a market analysis to ensure the bedroom configuration of the development meets the workforce and family housing needs for the region.
Traffic

The project's primary point of entrance and egress is Route 130. Route 130 is a primary North South corridor connecting Sandwich with Mashpee, Falmouth and Route 28. Route 130 is also a primary thoroughfare to Route 6, which connects vehicles to down Cape, and off Cape. Route 130 experiences high traffic volumes, particularly in the busy summer season, and safety impacts from the added traffic at the site drive are a concern. As part of permitting, the Applicant will be asked to provide a traffic study. Based on experience from previous proposals for this location, it is likely that safety modifications to Route 130 will be required. This may include construction of a turning lane within Route 130. This segment of Route 130 is a designated scenic road under Section 15C of MGL Ch.40, and any widening or other work impacting scenic road trees would require due process in that regard. This was an issue with previous proposals for this location. It is not clear that these elements have been accounted for in the application.

It is anticipated that as part of the permitting process, the Applicant will be asked to clarify site access and how it relates to non-residential development on adjacent parcels. The application site plan shows a driveway extending from Route 130 onto the site. The site driveway includes access road stubs directed toward adjacent non-residential property to the north and east. Access to multiple properties may require layout of street right-of-way in accordance with the Town of Sandwich Planning Board’s Subdivision Rules and Regulations. It is also anticipated that the Applicant will be asked to demonstrate that the proposed site drive will be suitable and will provide safe access for the aggregate traffic conditions. It is not clear from the application materials how this would be addressed. It is noted that the application includes draft subdivision plans from previous development efforts that did not advance. While those plans may have had some merit for the scope of the former project at that time, the Applicant will be asked to detail roadway, drainage, and other infrastructure improvements necessary to safely accommodate the current proposal including road connections to adjacent lots.

The Town is committed to working cooperatively with developers to increase its affordable housing inventory with projects that are respectful to the Town, surrounding neighborhoods and the people who will reside there. We believe that the concerns expressed are legitimate and if both sides work together solutions will occur.

During its meeting on June 23, 2022, the Board of Selectmen discussed the NSG Village Green-1 LLC project and unanimously authorized the Chairman to send this letter on its behalf.

Thank you for the consideration.

Sincerely,

Shane Hoctor
Chairman, Sandwich Board of Selectmen
Michael-

Enclosed please find for your review your proposed Deed to the Town of Sandwich for the property at 297 and 300 Meiggs-Backus Road containing my red-lined revisions and the Settlement Statement. Please note that I revised the description in the Deed to match the description which is recited in the Conservation Restriction. Also since the plan of the property at 297 Meiggs-Backus Road borders the Sandwich/Barnstable Town line I was able to use the Parcel of land shown on the plan as the description of the property. However, I did use a metes and bounds description for 300 Meiggs-Backus Road, since the plan of land shows the boundaries for abutting registered land parcels, but the plan was not actually a Land Court Plan of this parcel. Also the terms in the Deed are required by the State for the Drinking Water Supply Protection Grant Program and cannot be revised.

Please note on the Settlement Statement I did not have any real estate tax adjustment, as your clients paid the real estate taxes through June 30, 2022. I did deduct for the recording fee for the Estate Tax Affidavit.

Please advise me if your client will want her funds wired or paid by check and to whom should they be made payable. If her funds will be wired then please forward to me her wiring instructions. I will prepare the remaining Seller’s closing documents and forward them to you as well. The Board of Selectmen will be meeting on Thursday, June 23 and will execute their documents at that meeting.

If you have any questions or comments, please do not hesitate to contact me. If you wish to speak with me, I am available at 978-821-1409.

Vicki

Vicki S. Marsh, Esq.

KP | LAW
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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Barbara M. LaFlam, individually and as duly appointed and qualified Personal Representative of Estate of Robert E.
BHampshire County Probate and
Family Court Docket No. HS17P0356EA, whose address is 20 Cook Road, Southampton,
Hampshire County, Massachusetts,
for consideration paid, and in full consideration of Four Hundred Fifty-Five Thousand and 00/100 Dollars ($455,000.00)
grant to

the Town of Sandwich, acting by and through its Board of Selectmen, a Massachusetts municipal corporation with its offices at Sandwich Town Hall, 130 Main Street, Sandwich, Massachusetts 02563, for drinking water supply protection and conservation purposes and subject to Article 97 of the Amendments to the Massachusetts Constitution, with the care, custody and control of the Premises being held by the Town of Sandwich Conservation Commission pursuant to G.L. c. 40, § 8C as it may hereafter be amended

with quitclaim covenants

two parcels of vacant land in the Town of Sandwich, Massachusetts more particularly bounded located on Meiggs-Backus Road and described as follows:

Parcel One: A certain parcel of vacant land in Sandwich, Barnstable County, Massachusetts south of the Meiggs-Backus Road a/k/a Asa Meiggs Road, located at 297 Meiggs-Backus Road shown on a plan of land entitled “Plan of Land in Barnstable & Sandwich, Mass.,” dated May 8, 1974 made by Charles N. Savery, Inc., Registered Engineers Surveyors and recorded with the Barnstable County Registry of Deeds in Plan Book 288, Page 41, containing 11.2 acres of land, more or less.

Parcel Two: A certain parcel of vacant land in Sandwich, Barnstable County, Massachusetts, north of Meiggs-Backus Road located at 300 Meiggs-Backus Road and shown as “Richard Stevens et
al” d filed with the Land Court Department at the Barnstable County Registry of Deeds as Land Court
Plan No. 36266A and more particularly bounded and described as follows:

Beginning at a concrete bound at the southwesterly corner of Lot 2 as shown on said Land Court Plan on the northerly side of Meiggs-Backus Road and then bounded:

SOUTHERLY by Meiggs-Backus Road, two hundred sixty-six and 97/100 (266.97) feet;

SOUTHWESTERLY by Lot 1, five hundred eighty and 83/100 (580.83) feet;

WESTERLY by Lot 1, four hundred two and 55/100) feet;

NORTHERLY by Lot 1, two hundred ninety-seven and 73/100 (297.73) feet;

NORTHEASTERLY by Lot 1, five hundred forty-eight and 61/100 (548.61) feet; and

EASTERLY by Lot 1, thirty-three and 40/100 (33.40) feet; by land now or formerly of Philip M. Boudreau et ux, one hundred seventy-eight and 44/100 178.44) feet; by Lot 2, two hundred twenty-eight and 62/100 (228.62) feet to the point of beginning.

Said parcel contains 10.35 acres of land, more or less.

The Grantee’s acquisition of the Premises is made pursuant to the vote of Article 17 at the May 3, 2021 Annual Town Meeting and the vote of Article 3 at the November 15, 2021 Special Town Meeting, certified copies of which are attached hereto as Exhibit A.

The Premises were acquired by the Town of Sandwich utilizing, in part, funding assistance from the FY21 Drinking Water Supply Protection Grant Program pursuant to Chapter 312 of the Acts of 2008, Section 2A, 2200-7017 subject to the following restrictions:

(i) This property is acquired for water supply protection pursuant to Massachusetts General Laws Chapter 40, Sections 39B, 41 and 15B, and Article 97 of the Amendment to the Massachusetts Constitution and is under the control of the Conservation Commission of the Town of Sandwich; and

(ii) Massachusetts Department of Environmental protection approval is required before any portion of this property can be transferred to a different ownership or
control, or before the property can be changed to a different use.

The Premises are vacant parcels of land and do not now nor have they ever been either a place of residence or the principal resident of any persons, and therefore no persons hold and never have held an estate of homestead in the Premises.

For Grantor's title see the deed of Robert L. Goyer, Susan Teffar and Nancy L. Gallery dated February 16, 2013 and recorded in the Barnstable County Registry of Deeds at Book 27207, Page 5 and
Estate of Robert E. Baker, Hampshire County Probate and Family Court Docket No.
S17P0356EA

No Deed Stamps are due pursuant to G.L. c. 64D, §1.

[signature appears on the following page]
Witness my hand and seal this ___ day of June, 2022.

Witness:                                         Barbara M. LaFlam, individually

                                                      Barbara M. LaFlam, Personal Representative of
                                                      Estate of Robert E. Baker
                                                      COMMONWEALTH OF MASSACHUSETTS

Hampden County

On this _____ day of June, 2022, before me, the undersigned notary public, personally appeared Barbara M. LaFlam, individually and as Personal Representative of Estate of Robert E. Baker, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as her free act and deed.

Notary Public:
My Commission Expires:
SETTLEMENT STATEMENT

Barbara M. LaFlam, Individually, and as
Personal Representative of Estate of Robert E. Baker ("Seller")
Town of Sandwich("Buyer")
297 and 300 Meiggs-Backus Road, Sandwich, MA(Property)
June 27, 2022(Closing Date)

Purchase Price: $ 455,000.00

Less:

Deposit $ 0.00

Recording Fees $ 175.00

Real Estate Tax Adjustment 6/27-6/30/22 $ 0.00

Net Amount Due Seller: $ 454,825.00

Seller’s Proceeds Payable as follows:

Barbara A. LaFlam $ 454,825.00
Barnstable County Registry of Deeds $ 175.00
BUYER: TOWN OF SANDWICH
By its Board of Selectmen

SELLER:

Barbara M. LaFlam, Individually

Barbara M. LaFlam, Personal
Representative of Estate of Robert E.
Baker
Rebecca-

Enclosed please find for your review the revised Land Development Agreement (LDA) and the current version of the Purchase and Sale Agreement. As you requested, in the LDA I revised the commencement date for the work as of ninety days from the date of the LDA as is set forth in the Purchase and Sale Agreement.

You requested a change in the amount of insurance coverage required in the LDA to reflect the same amount of coverage as in the Purchase and Sale Agreement. Please note that the amount of insurance required in the Purchase and Sale Agreement is only for inspections of the property and not for general liability for personal injury or property damage pursuant to a construction or renovation project. I will review this question with the Town but it has been the insurance carrier’s request that the amounts be $1,000,000 and $3,000,000. This insurance coverage is consistent with other construction projects that I have worked on recently in other municipalities as well.

As for the insurance coverage over the public access easement on the property, G.L. c. 21, §17 C provides that a property owner which permits the public to use their land, even only if over an easement area, for recreational purposes without imposing a charge or fee, shall not be liable for personal injuries or property damage sustained by members of the public, including a minor while on said land, provided there is no willful, reckless or wanton conduct by such person. Therefore, since the public will be using the easement area on the property, to get access to the pond for recreational purposes, then in my opinion this statute would apply. I could include a provision referencing this statute in the easement.

Since the closing is approaching, please advise me that your clients will be granting an easement to the Town for the public’s access and where the easement is proposed so the Town will be able to review and approve of its location and its terms. I can prepare a separate easement agreement which would be executed simultaneously with the Deed or I can include the easement in the Deed if you prefer. If we are to close by June 30, I just wish to remind you that the Massachusetts Historical Commission will need to have approved of the plans and terms for the restoration and/or construction of the property. The Board of Selectmen is meeting this Thursday, June 23 but then it will not be meeting again before the June 30 closing date. But the Agreement still provides for a closing date by July 14 if the Buyers are not ready to close.

If you have any questions or comments, please feel free to contact me. If you wish to speak with me, I am available at 978-821-1409.

Vicki

Vicki S. Marsh, Esq.
KP | LAW
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 556 0007
F: (617) 654 1735
vmash@k-plaw.com
www.k-plaw.com
Dear Vicki, Heather, Bud:

I just met with the departments responsible for permitting the Deacon Eldred project.

**Conservation**
Any ground disturbance would require a Notice of Intent (NOI), ground disturbance would include septic and upgrade to underground utilities.
General landscaping would fall under Administrative Review but they can combine it all with the NOI.
NOI require a public hearing which means with notifications the process can take two months or so, we can provide the applicant with the meeting schedule.
If they start the process before closing, the Town can sign the application as owner.

**Health**
The new septic system will require a permit with variances. When the applicant files the NOI they can file for the BOH permit.
Variances are granted at BOH public meeting, they may not be able to make the July meeting.

**Building**
Any interior and exterior work would require a building permit. Issuance of a permit takes several weeks. If the applicant starts they would be available for the a July 14 closing.
Any exterior work would be subject to the Old Kings Highway Historic Committee. We can provide the applicant with a meeting schedule.

Ralph

Ralph A. Vitacco
Director of Planning & Economic Development
rvitacco@sandwichmass.org
508 833-8001

* Approval from State Historic Pres. Architect - MITC*
Hi David,

Please find attached the red-lined version of a draft first amendment to the Host Community Agreement (HCA) already in place for In Good Health’s (IGH) medical marijuana facility in Sandwich. This amendment focuses on IGH licensing a co-located, adult-use marijuana retail establishment at the current location in Sandwich. The existing HCA for the medical facility would remain in effect and this amendment would address the retail facility.

You’ll see that several of the redundant sections already found in the medical facility HCA have been deleted since they would already apply to IGH. Working with Town Counsel Atty. Nicole Costanzo, we have prepared this proposed first amendment to the existing HCA. Most of the changes are very specific with a few items needing greater clarification, such as proposed hours of operation and coverage of legal expenses incurred by the Town for this document.

After you’ve had a chance to review this, it may be beneficial to schedule a Zoom meeting with Atty. Costanzo, Assistant Town Manager Heather Harper, myself, and your attorney if you have any questions or issues with the attached draft. The Select Board meets next Thursday, 6/23, and I could include this item on the agenda if it’s ready to be presented for approval by the Board.

Thanks.

- Bud

Revised First Amendment to Host Community Agreement forthcoming...
### BOARD OF SELECTMEN MEETING SCHEDULE
#### Spring 2022 – Fall 2022

<table>
<thead>
<tr>
<th>Date</th>
<th>Description</th>
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<tbody>
<tr>
<td>April 7</td>
<td>No Meeting</td>
</tr>
<tr>
<td>April 14</td>
<td>Meeting</td>
</tr>
<tr>
<td>April 21</td>
<td>No Meeting</td>
</tr>
<tr>
<td>April 28</td>
<td>Meeting</td>
</tr>
<tr>
<td>May 2</td>
<td><strong>ANNUAL TOWN MEETING</strong></td>
</tr>
<tr>
<td>May 5</td>
<td>No Meeting – Annual Town Election</td>
</tr>
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<td>May 12</td>
<td>Meeting</td>
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<td>May 19</td>
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</tr>
<tr>
<td>May 26</td>
<td>Meeting</td>
</tr>
<tr>
<td>June 2</td>
<td>No Meeting – MMMA Spring Conference</td>
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<td>June 9</td>
<td>Meeting</td>
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<td>June 16</td>
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<td>June 23</td>
<td>Meeting</td>
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<td>June 30</td>
<td>No Meeting</td>
</tr>
<tr>
<td>July 7</td>
<td>Meeting – Or Holiday?</td>
</tr>
<tr>
<td>July 14</td>
<td>No Meeting</td>
</tr>
<tr>
<td>July 21</td>
<td>Meeting</td>
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<tr>
<td>July 28</td>
<td>No Meeting</td>
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<td>August 4</td>
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<tr>
<td>August 11</td>
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<td>August 18</td>
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<td>August 25</td>
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<td>September 1</td>
<td>No Meeting - Holiday</td>
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<tr>
<td>September 8</td>
<td>Meeting</td>
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<tr>
<td>September 15</td>
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<td>October 6</td>
<td>Meeting</td>
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<td>October 13</td>
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<td>October 20</td>
<td>Meeting</td>
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<td>October 27</td>
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<td>November 3</td>
<td>Meeting</td>
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<tr>
<td>November 10</td>
<td>No Meeting</td>
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<tr>
<td>November 14</td>
<td>Special Town Meeting – If Needed</td>
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<td>November 17</td>
<td>Meeting</td>
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<td>November 24</td>
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<tr>
<td>December 1</td>
<td>Meeting</td>
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<tr>
<td>December 8</td>
<td>No Meeting</td>
</tr>
<tr>
<td>December 15</td>
<td>Meeting</td>
</tr>
<tr>
<td>December 22</td>
<td>No Meeting - Holiday</td>
</tr>
<tr>
<td>December 29</td>
<td>No Meeting - Holiday</td>
</tr>
</tbody>
</table>
MEMORANDUM

To: George H. Dunham
   Town Manager

From: Samuel J. P. Jensen, P.E.
       Assistant Town Engineer

Date: June 13, 2022

Subject: Recommendation for Award
         Sandwich Hollows Golf Course Irrigation Improvements 2022

Bids for the subject project were opened June 8, 2022. A summary is attached. The project was bid lump sum with two add alternates. NMP Golf Construction, of Williston, VT submitted the apparent low bid. Their bid appears to be in proper form and all required materials were submitted. References have been reviewed and appear satisfactory. The Department recommends that the work be awarded to NMP Golf Construction, of Williston, VT for the bid amount of $2,047,000.00, including the base bid and both bid add alternates.

On your approval of award, a Notice of Award will be sent. A draft of the notice is attached. Please advise at your earliest convenience.
## TOWN OF SANDWICH

**SANDWICH HOLLOW GOLF COURSE IRRIGATION IMPROVEMENTS 2022**

### SUMMARY OF BIDS OPENED 10:00 AM JUNE 8, 2022

<table>
<thead>
<tr>
<th>BIDDER</th>
<th>Base Bid</th>
<th>Add Alternate 1</th>
<th>Extended Total</th>
<th>Add Alternate 2</th>
<th>Extended Total</th>
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<tr>
<td>George E. Ley Company</td>
<td>$2,659,463.47</td>
<td>$138,865.88</td>
<td>$2,798,329.35</td>
<td>$100,498.00</td>
<td>$2,898,827.35</td>
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<tr>
<td>National Lawn Sprinklers, Inc.</td>
<td>$2,084,500.00</td>
<td>$84,000.00</td>
<td>$2,168,500.00</td>
<td>$120,000.00</td>
<td>$2,288,500.00</td>
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<tr>
<td>NMP Golf Construction</td>
<td>$1,855,000.00</td>
<td>$98,000.00</td>
<td>$1,953,000.00</td>
<td>$94,000.00</td>
<td>$2,047,000.00</td>
</tr>
</tbody>
</table>
Hello,

I just wanted to add some thoughts to our upcoming bonding. Below you will see a chart from the Federal Reserve which shows their “Dot Plot”. What this plot shows is where the Fed members think the interest rate is going in next few years. It is important to note that this is no way means this is what the rate will do, but rather their current opinion on where the rate is headed. (Please see more below chart)

My guess right now is we are going to be borrowing in the high 4’s. What we are seeing right now is highly unusual, in that inflation continues to spiral out of control, the Russia-Ukraine War, and the inverted yield rate curve indicating a forthcoming recession in the coming weeks or months. These three factors are throwing the economy into a frenzy right now and Wall Street only recently entered Bear territory. The Fed will have its hands full over the upcoming months ahead.

Looking at the Dot Plot, the Fed is giving a sign that the rates will continue to climb into FY23 and only falling somewhat in FY24 to current levels and then finally falling below current levels in FY25. This means that we might not see lower rates for 2-3 years. That being said, the Fed historically lowers rates during a recession to get the economy moving again.

In my humble opinion, the Fed is now stuck in a terrible position of trying to slow inflation without putting the economy in recession all while the Russia-Ukraine war rages on causing supply chain issues, knowing full well that the Russia-Ukraine situation is out of its control, and knowing the recession is coming. The inverted yield curve has come before all recessions almost religiously over the past 50 years.

I would like to talk to you more in detail, but I feel we have some options:

1) We can try to tailor the debt so that we can refund the debt earlier than we may normally be able to do so. i.e. adjust as we can try to refinance in 5 years or so if rates drop.
2) We can try to just BAN the monies now and hold off on bonding till FY24/FY25 and hope rates fall. The downside to this is we are now paying BAN interest out of the Budget, and this debt won’t hit tax bills till later than we anticipated.
3) We can try to borrow a smaller amount now, and bond the rest later say FY24. The downside here is if rates go higher, the 2nd half of the bond gets more costly.

When time allows, we should try to meet.

Thanks,
Bill

Bill Jennings
Finance Director/Treasurer/Tax Collector
Town of Sandwich
508-888-6508 – Treasurer Office
508-833-8012 – Tax Office
BONDING OF SHGC IRRIGATION SYSTEM & RELATED IMPROVEMENTS

**ATM Projection** = $3.5 million, 20 years, 2.50%, level debt service

**Estimated Annual Payment** = $224,515

**Comments:**
* funds full planned project (see attached)
* assumes $55,000 in annual solar payments
* 2 years of excellent revenue, then more than 10% drop in revenue
* safety nets from expiring land debt & rooms tax set aside

**What’s happened since** = interest rates increases, solar uncertainty, bid results, etc.

**Comments:**
* two Federal Reserve interest rate increases...more coming?
* uncertainty about cost of solar projects installations
* low bid for irrigation system project = very close to projections
* very qualified low bidder
* irrigation work likely completed Spring 2023
* irrigation well(s) currently being analyzed
* revenue collections still strong
* safety nets still exist
* likely timing to receive bond bids = mid-July 2022

---

**Revised Debt Projections**

**Comments:**
* all estimates = 20 years, 4.50%, level debt service
* shows impact of interest rate increases on ATM approved project
* borrowing less than full amount means less planned work will be completed
* authority exists for full work, so remainder can be bonded later
* full $3.5 million authority does not go away unless Town Meeting rescinds
* Town can try to fund equipment from annual capital or SHGC budgets

<table>
<thead>
<tr>
<th>Bond Amount</th>
<th>Est. Annual Payment</th>
<th>ATM Difference</th>
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</thead>
<tbody>
<tr>
<td>$3.5 million</td>
<td>$269,067</td>
<td>$44,552</td>
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<tr>
<td>$3.25 million</td>
<td>$249,847</td>
<td>$25,332</td>
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<td>$3.0 million</td>
<td>$230,628</td>
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<tr>
<td>$2.75 million</td>
<td>$211,409</td>
<td>-$13,106</td>
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<tr>
<td><strong>$2.5 million</strong></td>
<td><strong>$192,190</strong></td>
<td><strong>-$32,325</strong></td>
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**Recommended Bonding Amount**
# Sandwich Hollows Capital Project

<table>
<thead>
<tr>
<th>Costs</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Irrigation System</td>
<td>$1,975,000.00</td>
</tr>
<tr>
<td>New Maintenance Equipment</td>
<td>$666,191.23</td>
</tr>
<tr>
<td>New Maintenance Storage Building</td>
<td>$335,000.00</td>
</tr>
<tr>
<td>New Well</td>
<td>$200,000.00</td>
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<tr>
<td>Current Well Redevelopment</td>
<td>$100,000.00</td>
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<tr>
<td>Utility Truck with Plow</td>
<td>$79,844.95</td>
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<tr>
<td>Turf Equipment (Tools)</td>
<td>$31,000.00</td>
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<tr>
<td>CD/Bidding Support</td>
<td>$21,000.00</td>
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<tr>
<td>Project Mgt.</td>
<td>$20,000.00</td>
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<tr>
<td>New Chemical Storage Unit</td>
<td>$10,000.00</td>
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<tr>
<td>Project Contigency</td>
<td>$61,963.82</td>
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<tr>
<td><strong>Total Project Costs</strong></td>
<td><strong>$3,500,000.00</strong></td>
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TO: Taylor White
FROM: Melissa Carroll, Office Manager
DATE: June 24, 2022
SUBJECT: Board of Selectmen Committee Liaisons

Committee Liaisons:

School Committee & School Negotiation Liaison
Community Preservation Committee
Golf Advisory
MMR Senior Management Board
Cemetery Commissioners (3)
Wastewater Issues
Council on Aging
Winter Road Maintenance Appeal Committee (2)
Bike/Pedestrian Committee
Upper Cape Tech

Board Member:

Charlie Holden
Shane Hoctor
VACANT
VACANT
Mike Miller, Robert George, Shane Hoctor
VACANT
Robert George
Robert George, VACANT
Charlie Holden
VACANT
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<th>Board Name</th>
<th>Position</th>
<th>Salute</th>
<th>First Name</th>
<th>Last Name</th>
<th>Appointed Date</th>
<th>Term Length</th>
<th>End Date</th>
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<tbody>
<tr>
<td>Barnstable County Coastal Resources Committee Representat.</td>
<td>the Sandwich Representative</td>
<td>Mr.</td>
<td>David</td>
<td>DeConto</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-2023</td>
</tr>
<tr>
<td>Barnstable County Coastal Resources Committee Representat.</td>
<td>an Alternate</td>
<td>Ms.</td>
<td>Joshua</td>
<td>Wrigley</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-2023</td>
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<tr>
<td>Barnstable County Home Consortium Representative</td>
<td>the Barnstable County Home Cons.</td>
<td>Ms.</td>
<td>Nanette</td>
<td>Perkins</td>
<td>1-Jul-2022</td>
<td>1 year</td>
<td>30-Jun-2023</td>
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<tr>
<td>Bikeway &amp; Pedestrian Committee</td>
<td>a Member</td>
<td>Mr.</td>
<td>Daryl</td>
<td>Crossman</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-2023</td>
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<tr>
<td>Bikeway &amp; Pedestrian Committee</td>
<td>a Member</td>
<td>Ms.</td>
<td>Linda</td>
<td>Sheiburne</td>
<td>1-Jul-2022</td>
<td>2 Years</td>
<td>30-Jun-2024</td>
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<td>Bikeway &amp; Pedestrian Committee</td>
<td>a Member</td>
<td>Mr.</td>
<td>Bryan</td>
<td>Halls</td>
<td>1-Jul-2022</td>
<td>3 Years</td>
<td>30-Jun-2025</td>
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<td>Bikeway &amp; Pedestrian Committee</td>
<td>a Member</td>
<td>Mr.</td>
<td>John</td>
<td>Marnick</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-23</td>
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<td>Bikeway &amp; Pedestrian Committee</td>
<td>an Alternate</td>
<td>Mr.</td>
<td>Charles</td>
<td>Scott</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-23</td>
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<td>Bikeway &amp; Pedestrian Committee</td>
<td>the Board of Selectmen Representa.</td>
<td>Mr.</td>
<td>Sam</td>
<td>Jensen</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-23</td>
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<td>Bikeway &amp; Pedestrian Committee</td>
<td>the Engineering Department Rep.</td>
<td>Mr.</td>
<td>Phyllis</td>
<td>Helfrich</td>
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<td>3 years</td>
<td>30-Jun-23</td>
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<td>Bikeway &amp; Pedestrian Committee</td>
<td>a Member</td>
<td>Ms.</td>
<td>George (Bud)</td>
<td>Dunham</td>
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<td>1 Year</td>
<td>30-Jun-23</td>
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<td>Conservation Commission</td>
<td>a Member-at-Large</td>
<td>Mr.</td>
<td>David</td>
<td>Mason</td>
<td>1-Jul-2022</td>
<td>1 Year</td>
<td>30-Jun-23</td>
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<td>Mr.</td>
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Note: The names of the members are placeholders and do not represent actual individuals.
TO: Sandwich Board of Selectmen

FROM: Sandwich Historic District Committee

DATE: May 26, 2022

RE: Recommendation for Appointment

At their May 23, 2022 SHDC meeting, a Motion passed to recommend to the Board of Selectmen the appointment (for the remainder of the 2022 calendar year) of Lisa Hassler who resides within the Sandwich Historic District at 4 Harbor Street for the recently vacated Full Member position.

Thank you for your consideration in this matter.

Michelle Raymond
Office Manager

Michael Sullivan
Chairperson
From: Anne Sayer <asayer3@gmail.com>
Sent: Wednesday, June 8, 2022 11:48 AM
To: Carroll, Melissa <mcarroll@sandwichmass.org>
Subject: Re: {EXTERNAL} Online Form Submittal: Contact Selectboard Members

I think Carol's term should be a three-year term ending July 1, 2025. Thank you.

On Wed, Jun 8, 2022 at 11:46 AM Anne Sayer <asayer3@gmail.com> wrote:

Dear Melissa:

As Chairman of the Sandwich Cultural Council, I would like to nominate Carol Coteus to serve on the Council. Her term would begin July 1, 2022 and Expire June 30, 2024.

Here is Carol's information:

Carol Coteus
28 Pine Street
Sandwich, MA 02563
914-325-1342
coteus@gmail.com

Both Amy Neil and June Bowser Barrett have resigned from the Council.

Thank you for your assistance!

Anne Sayer

On Tue, Jun 7, 2022 at 10:47 AM Carroll, Melissa <mcarroll@sandwichmass.org> wrote:
May 25, 2022

Shane Hoctor, Chair
Sandwich Board of Selectmen
130 Main Street
Sandwich, Massachusetts 02563

Reference: Board of Appeals Vacancies

Dear Chair Hoctor and Members of the Board:

I am writing to inform you of the recent resignation of Robert Jensen from the Board of Appeals as a full time member. At the Board’s regularly scheduled meeting on May 24, 2022, members discussed making a new appointment to fill Mr. Jensen’s remaining five-year term. This position will expire on June 30, 2024.

Mary Foley, 2 Grove Street Unit #2, Sandwich is currently an Alternate member of the Board. Ms. Foley has expressed the desire to become a full-time member. The Board supports Ms. Foley’s request and recommends her appointment to the vacant regular member seat.

Mr. Jensen has informed the Board that he wishes to be considered as an Alternate member. Given Mr. Jensen’s long tenure and contributions to the Zoning Board of Appeals, the members fully support his request.

Thank you for your consideration.

Very truly yours,

Erik Van Buskirk, Chair
/mdm
Hi Heather,

Could you please put on the Selectman’s agenda for an upcoming meeting to appoint the following people to the Golf Advisory Committee for 2022-23?

John Tzimorangas  - renew
Mike Regan  - renew
Vic Devine  - renew
Kevin Ducie  - new
John Hurley  - new

Thank you, we are working on additional candidates and will try to bring the compliment to seven members.

John

John G. Tzimorangas
President & CEO

ENE
Energy New England, LLC
5 Hampshire Street. Suite 100
Mansfield, MA 02048

Phone: 508.698.1234
Fax: 508.698.0222
Email: jtzimorangas@ene.org
Linkedin: www.linkedin.com/in/john-g-tzimorangas-069794ba
Facebook: energynewengland
To: Julia Blakely
Subject: RE: (EXTERNAL) Updated Roster for the Historical Commission

From: Julia Blakely <julia.blakely@yahoo.com>
Sent: Wednesday, June 8, 2022 7:31 AM
To: White, Taylor <twhite@sandwichmass.org>; Carroll, Melissa <mcarroll@sandwichmass.org>
Subject: Re: (EXTERNAL) Updated Roster for the Historical Commission

Dear Melissa Carroll:

The Sandwich Historical Commission at our last meeting voted unanimously to request Full Membership to Mary Lynch. Ms. Lynch was present at the June 1st meeting.

In addition, we recommend that June Murphy, who has been attending our meetings, be officially appointed as an Alternate Member.

Thank you,

Julia Blakely

Chair, Sandwich Historical Commission
8 Solomon Pond Road
East Sandwich, Massachusetts 02537

Cell 571 230 3854