MINUTES
OF THE
LOCAL COMPREHENSIVE PLAN STEERING COMMITTEE
April 27 2022

Present: Jonathan Finn, Lisa Hassler, Jonathan Fitch, Roy Anderson, David Darling, Jeffrey Picard

Staff: Ralph Vitacco, Director of Planning and Development; Thomas Tsakalos, Kyriakos Tsakalos, Christina Tsakalos; Kevin Pepe

Mr. Finn convenes meeting at 5:00pm.

Economic Opportunities Presentation
Mr. Vitacco explains this presentation represents the second in a series of six, which align with the community outreach sessions. Today’s discussion will focus on Economic Opportunities and the guests include Thomas Tsakalos along with other members from TRT and Kevin Pepe from Commercial Realty Advisors.

Mr. Tsakalos introduces himself and gives a brief description of his history from coming to America to establishing a mini mall in the downtown area of Sandwich than eventually moving to his Cotuit Road properties. Mr. Tsakalos presents to the committee his plans from a 2012 RFP submittal to develop the 56 acres owned by the Town of Sandwich between Route130 and Cotuit Road known as the Golden Triangle and later renamed as South Sandwich Village (SSV). Included in the original development plan, Mr. Tsakalos discusses how he secured approval from the DEP and easements to construct a water treatment facility to support the proposed development.

He further states, the proposal included 350 apartments.

Mr. Tsakalos recognizes that his current plazas are not the most attractive but contends when he first developed his property the “barn style,” buildings and color scheme were the result of requests from the Town.

Mr. Tsakalos identifies two things necessary to have a successful development: 1. Wastewater, 2. Density.

Mr. Vitacco introduces the concept of redeveloping his current properties along Cotuit Road as suggested from the community outreach sessions.

Mr. Tsakalos expands on the need for infrastructure to include an internal roadway network to alleviate the traffic pressures on Route 130 and Cotuit Road. He also suggests the Town should work with the State for a land swap in order to gain access to SSV from Route 130 over the State owned land.

Mr. Tsakalos would like to see a change in the B2 district primarily the height restriction to accommodate three stories. He envisions retail on the first floor, office on the second floor and apartments on the third floor.

Mr. Finn asks about vacancy rate, Mr. Tsakalos says all but 8 units are rented.
Mr. Fitch asks for clarification on what prevented Mr. Tsakalos from installing a wastewater treatment facility.

Mr. Tsakalos explains his property is in a Zone 2, easements were required to send discharge out of the zone. Once his proposal was rejected, building a wastewater treatment facility no longer made economic sense.
If the Town has a future interest in selling the property located at SSV, he suggests that they should package the 56 acres and not sell off smaller lots.

Mr. Darling sees SSV as a new town center.

Mr. Pepe provides his perspective on Mr. Tsakalos’ properties and other properties throughout the town. He states that Sandwich has a lack of inventory and the available inventory is not quality space.
Mr. Pepe defines quality space for the committee through example. He states Mashpee Commons has adequate parking surrounding a main street style development, it has access from major roadways, it is handicap friendly and it is properly marketed.

Mr. Pepe states that businesses are interested in moving to Sandwich, but there is no inventory. He further emphasizes that Sandwich is a good location for service based companies and that the town should explore expanding industrial zoned areas. He further states if one or two-acre parcels could be developed for these purposes developers would be able to handle septic issues on sight through current state regulations.
Mr. Pepe identifies Kiah’s Way and the Skip Landers’ properties for potential industrial expansion.
If the Town could link the properties, it would allow access to other properties outside of Zone 2 and open up opportunities for the development of sewer options.

The committee and guests engage in a general discussion concerning medical buildings, the Cape Cod Commission along with associated costs.

Mr. Pepe suggests the Town initiate the steps of instituting a Development Agreement with the Cape Cod Commission.

Mr. Finn brings up an idea expressed at a community outreach session in the redevelopment of the western portion of Route 6A.

Mr. Pepe speaks to the lack of sewers at a high water table would provide challenges to the redevelopment of the area but there would be interest in short term development. Sea level rise and the area proximity to the bay would discourage long-term investment.

Mr. Fitch summarizes the conversation emphasizing three points: 1. initiate a development agreement; 2. expand the Town’s available land for development to open up opportunities in the Industrial Park; 3. expand Flex Zoning to attract service industry companies.

**General Discussion**
Committee discusses vision for Sandwich. Committee needs to identify amount of commercial growth the residents will accept. Community outreach sessions showed residents want economic growth but limited to specific areas while retaining residential neighborhoods.

Committee further discusses the role of small business (Mom & Pop) in the current economic environment. Are there enough small businesses to support a significant retail development? Moving forward it is important for the community to understand that an increase in commercial development will not significantly affect their taxes. The primary driver remains the student population and Chapter 70 reimbursements from the state.

The Committee returns to the vision question. It should focus on identifying current commercial space to suggest how to make it work smarter.

The Committee puts forward three factors that affect development: wastewater, zoning, Cape Cod Commission. Ultimately, a project needs to make economic sense to a developer and a major step towards that is density.

**Goals and Objectives**
Mr. Anderson gives a description of spreadsheet that was provided to the committee. It is a tool to identify goals and objectives.
Mr. Finn informs the committee the next meeting will focus on the spreadsheet.

**Ms. Hassler motions to adjourn, Mr. Fitch seconds; all approve 6-0-0.**
Meeting adjourned at 6:55 pm.

Respectfully submitted,

Ralph Vitacco, Director Planning & Economic Development