

Town of Sandwich
THE OLDEST TOWN ON CAPE COD



Planning Board

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MINUTES
June 4, 2019

TOWN CLERK
TOWN OF SANDWICH

JUL 03 2019

1 H 30 M P M
RECEIVED & RECORDED

7:02 p.m.

**Sand Hill School Community Center
16 Dewey Avenue**

Present: Matthew Cubetus, Vice-Chair; James Kalweit; Jeffrey Picard; David Darling;
and Jennifer Reisig

Absent: Robert King, Chair; and Robert Prol

Also Present: Ralph Vitacco, Director of Planning & Development; and Maureen
McCabe, Sr. Administrative Assistant

Mr. Cubetus opens the meeting with the reading of the Opening Statement.

Approval of Minutes

Ms. Reisig motions to accept the minutes of May 21, 2019, as written. Mr. Kalweit seconds.
The vote is unanimous.

Submission of New Plans

No new plans are submitted.

Old Business

There is no old business to discuss.

New Business

- 180 Cotuit Road – Special Permit – ASD Cotuit MA Solar, LLC

Mr. Vitacco explains that this application was received at the beginning of May. Because of the size of the project it is a mandatory referral to the Cape Cod Commission. Because of the automatic DRI review no action needs to be taken tonight. Staff will keep the Board advised of any Cape Cod Commission notices which are received. Mr. Vitacco tells the Board he will notify them of the date and time of the Commission's Public Hearing once it has been scheduled.



Board Discussion

- Mr. Vitacco provides the Board with an update on the DLTA Grant. The first Public Hearing is scheduled for Monday, June 17, at Town Hall at 6 p.m. The Planning office is looking at a re-visioning of Route 130 starting with Jan Sebastian, South Sandwich Village and going to the lights at Snake Pond Road. The Cape Cod Commission and Union Studios will be primarily focusing on the South Sandwich Village area. Among the topics being discussed are what is an acceptable “form code.” This DLTA Grant is looking to capture the visual cues of the community. The purpose of this exercise is to bring economic development into the Town. Mr. Vitacco encourages Board members to attend the meeting on June 17. Mr. Picard explains that if anything is going to be presented by the Planning Board, the group, as a whole, has to agree on what that will be. Mr. Darling is interested in the concept of having historic preservation in the historic area, particularly Sandwich Center, and new life and a completely different environment in the area formerly known as the Golden Triangle. He would like the Board to discuss this. Although Mr. Vitacco doesn’t disagree with Mr. Darling he suggests it would be more beneficial to go into the meeting with an open mind. The conversation includes the contents of the current Comprehensive Plan. For the meeting on June 17, Mr. Vitacco proposes framing the conversation around what the Town would like to see and maybe we can be more successful in attracting developers who will bring in smart growth projects. The Board and Mr. Vitacco discuss why the “Golden Triangle” was renamed. They also discuss the recent changes that have taken place in the “Village” area.

Other Matters Not Reasonably Anticipated by the Chairman

- Mr. Vitacco updates the Board on the Wing School RFP. To-date we have received seven legitimate requests for RFPs. The deadline is August 5. Mr. Vitacco tells Board members the biggest restriction is that the 1927 building must be retained. It has the potential of being a mixed-use building. Anyone interested in submitting an RFP will have to submit \$50,000.00. The Board and Mr. Vitacco discuss the size and scope of the project. If anyone knows of an interested developer, please notify the office. Mr. Vitacco reminds the Board this is a two-step process: it has to be approved by the Selectmen and be presented at Town Meeting. Town Meeting has the final say.
- Mr. Vitacco tells the Board he continues to research Louis Buxton’s background and will report back to them with his findings.
- According to data from the Clerk’s office the population of Sandwich is 19,331. Mr. Darling says this number is low and it is of concern to him. He would like the Board to discuss what this means and why the population is going down. A lengthy discussion includes the need to create more affordable housing; the high tax rate is a deterrent; changes to the “Village” area – it doesn’t look like a vibrant town anymore and everything is congregating into South Sandwich; it’s not that the number of households are going down it’s the size of the households; and there is more seasonal use than year-round use.
- The Board and Mr. Vitacco discuss the PILOT (payment in lieu of taxes) program.
- The Board and Mr. Vitacco discuss the status of the cottage colony at 20 Route 6A.

- The Board discusses their summer schedule. Unless an ANR application is filed, members agree that no meeting will take place on July 2, 2019.
- Mr. Kalweit informs the Board of an upcoming five acre solar project at 5 Chase Road.
- Mr. Picard explains the Public Hearing process to Ms. Reisig. Mr. Vitacco explains the necessary criteria in order to approve a Special Permit.

Mr. Darling motions to adjourn. Mr. Picard seconds. The vote is unanimous. The meeting adjourns at 7:59 p.m.

Respectfully submitted,



Maureen McCabe

Supporting Documents

1. Wing School RFP (45 pages)