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SEIC Meeting Minutes

June 24, 2019 – Sand Hill School Community Center, 16 Dewey Ave., Sandwich, MA

In attendance: Dick Johnson, Hank Tuohy, Daryl Crossman, Jeff Picard, Mike Miller, and Sandy Scannell

Guests: Tao Wolf

Staff: Ralph Vitacco and Student Intern Kaleb White

5:30 PM The meeting was called to order by President Dick Johnson

Daryl moved to approve the minutes of the May 17, 2019 meeting, second by Jeff, unanimously approved.

In Charley's absence there was no financial report.

The election of officers for 2019 was tabled until the next meeting as Charlie chaired the nomination committee. Mike informed the board that he would remain on Board as the Selectmen's member for 2019. Dick informed the Board that Charlie's nominating Committee had recommended that Sandy Scannell be reappointed for two years. Mike motioned to reappoint Sandy for two years, second by Hank, unanimously approved.

Ralph informed the board that he had attended a workshop put on by MassDevelopment on District Increment Financing (DIF) that would allow the town to borrow on anticipated growth revenues generated from new private investment in a designated district. The town could borrow funds for infrastructure improvements for the area designated by Town Meeting and with approval of the Board of Selectmen. Jeff stated that major education, similar to the WIIF approval, would need to be included if DIF resulted in a tax increase. Traffic issues were discussed for the growth area which would include Service Road and Cotuit.

Ralph updated the board on the workshop put on by town's consultant Union Studios as part of the Cape Cod Commission DELTA Grant. He explained that the Union Studios role was to get input from the community on the types of desirable housing and the density. Home ownership was discussed along with the need for rentals, work force housing and transition housing. Sandy stressed that there was a great demand for first floor masters with the growing elderly population. Ralph informed the board that zoning would be an important element going forward and that By Right Zoning would be recommended along with a Smart Growth plan for the designated district as well as 40R. Dick questioned whether consideration would be given to South Sandwich Village Center land, Lander's land, Wisentaner land, Village Green, and Tsakalos land. Ralph responded that all would be considered, especially if land owners participated. Daryl questioned the tax consequences of the development. Ralph responded that tax breaks would be evaluated on an individual basis. Mike stressed the importance of wastewater on Rte. 130 and the impact it would have business development. Mike informed the board that the intersection of 130 and Cotuit was being evaluated for improvement and that a traffic study would have to be completed. Dick mentioned that a Growth Incentive Zone would provide federal tax benefits for the private investor and not local tax benefits. Ralph informed the board that the Growth Incentive Zone would have to be approved by the Cape Cod Commission.



Ralph then introduced Kaleb White, a Student Intern. Kaleb proceeded with a power point presentation on a study that he completed on a MassDevelopment project in Brockton, a Gateway Community. The program is know as Commonwealth Places and included taking a vacant piece of land and making it available to community groups for entertainment, food events, as well as art displays. Kaleb informed the board that he was targeting a site beside the new public safety for a demonstration project for Sandwich and that he would be contacting non-profits, art groups, vendors and local businesses for participation and that it provide a threshold for economic development. Hank questioned whether permits would be needed. Kaleb responded that it depended on the type of activity. Mike stated that there was plenty of space there for parking and a great place for special events like band concerts.

Hank updated the board on the summer special event to raise awareness of the SEIC activities and raise some money. Hank announced that he has been meeting with the American Legion as a partner for the event and that meeting will be held June 25 with the executive committee. He informed the board that a Captain John boat is available on August 25 or September 8. It is also the 100<sup>th</sup> Anniversary of the American Legion. The event will be a cruise from Sandwich Harbor to Provincetown. Hank said that the Army Corps of Engineers would have to approve in addition to the selectmen, manager and Harbor Master. Daryl moved to approve the event as recommended by Hank, second by Sandy, unanimously approved.

The board then discussed the summer schedule and whether a July meeting was needed. Jeff suggested if additional action is needed for the special event that a meeting could be scheduled.

Ralph reported that a tour of Wing school was scheduled that there was a lot of interest from several developers. Mike mentioned that he hoped it would be a for profit entity that would put the building on the tax role.

Dick reminded the board that the following Saturday was the Chamber's Sandwich Fest.

Mike informed the board that architects were being interviewed for the new senior center, new town hall, and the library. He stated that the NRG funds would fund the purchase of the Santander Bank building along with the rehabilitation with the stipulation that all town departments had to fit in. He stated that the school department activity in Wing would move to the vacant police station and then to the Human Service building on Meeting House Road when the Council on Aging moved into their new facility. He also informed the board that a new faculties manager was hired to help coordinate the building activity. Final numbers would be needed for town meeting. Forestdale Fire Station will be vacated and moved to new public safety facility and Town Hall Annex and town building on Jan Sebastian will be sold.

The next meeting was scheduled for July 15.

Daryl move to adjoin, second by Sandy, unanimously approved

Approved  
Richard Johnson P/10/2011  
President SEIC