



MINUTES
July 5, 2022

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TOWN OF SANDWICH
JUL 20 2022
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7:04 p.m.

Sand Hill School Community Center, 16 Dewey Avenue, Sandwich, MA

Present: Jennifer Reisig, Vice Chair; Robert King; Mark Callahan; Paul Coteus; and Philip Rodriguez

Absent: Jeffrey Picard, Chair; and Melissa Dugan

Also Present: Ralph Vitacco, Director, Planning & Development; Sam Jensen, Assistant Town Engineer; and Maureen McCabe, Sr. Administrative Assistant

Also Absent: Leanne Drake, Town Planner

Ms. Reisig opens the meeting with the reading of the Opening Statement. The Pledge of Allegiance is recited.

Submission of New Plans

There are no new plans submitted.

Old Business

There is no Old Business to discuss.

New Business

- 21/25 Pauls Way – Special Permit – Reed

Ms. Reisig reads the Public Hearing Notice into the record. Mr. King motions to open the Public Hearing for 21/25 Pauls Way. Mr. Callahan seconds. The vote is unanimous. Ms. Reisig reads the following comment memos into the record:

- Memo to Jeffrey R. Picard, Chair from Sam Jensen, Assistant Town Engineer re: Application for Cluster Special Permit, Paul's Way, Parcel 013-154, dated June 28, 2022

Ms. Reisig asks Mr. Jensen if he has any further comment. Mr. Jensen states that generally the road is in decent condition. He explains the road configuration and says that



the access issue is the same as before. There is a short segment that needs to remain open for emergency access that has been talked about in previous applications.

Ms. Reisig reads the following comment memos into the record:

- Memo to Jeffrey R. Picard, Planning Board from David J. DeConto, Director of Natural Resources re: 21/25 Pauls Way- Special Permit, dated June 21, 2022
- Email to Maureen McCabe from David Mason, Director of Public Health re: Request for Comment: 21/25 Pauls Way Map 13 Parcel 154, dated June 16, 2022
- Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 21/25 Pauls Way Map 13 Parcel 154, dated June 16, 2022

Ms. Reisig opens the matter up to the applicant's representative, Rebecca Moore, Esq. Attorney Moore introduces herself to the Board. In 2021, Morgan and Sarah Reed were granted a Special Permit. The lot does meet the requirements of Section 4400 of the By-Law but they wanted to avoid a grid subdivision. This makes more sense. They intended to gift the lot to a family member to build a principal residential dwelling not realizing that granting that terminated the Special Permit. Attorney Moore says they are here to request that that Special Permit as applied for now be reinstated and are asking the Board to waive the requirement that substantial construction will have to be done prior to the transfer of the lot. Attorney Moore says they have spoken with the neighbor who is doing yard work and she has agreed to move the pile as soon as possible. Mr. Vitacco explains that this is substantially the exact same application that was unanimously approved by the Board almost a year ago. The Planning office is in receipt of the updated Open Space Conservation Trust and Homeowners Association documents. The documents will have to be updated with the dates. He explains that the Special Permit was voided because there was a clause in the conditions that transfer of the property would void it unless substantial construction occurred. Ms. Reisig opens the matter up to the Board for comment. There is none. Mr. King motions to close the Public Hearing concerning 21/25 Pauls Way. Mr. Callahan seconds. The vote is unanimous.

Deliberations

- 21/25 Pauls Way – Special Permit – Reed

The Board reviews and discusses this application. The Board unanimously approves the Special Permit with conditions. The Decision, Findings and Conditions are on file in the Planning & Development office.

Board Discussion

- There are no items to discuss.

Other Matters Not Reasonably Anticipated

- Mr. Vitacco asks Board members if they would like to revisit the topic of their meeting time. He explains that no vote can be taken tonight because Mr. Picard and Ms. Dugan are not present. Board members have a brief discussion as it relates to this matter. They unanimously agree to continue the conversation when all members are present. Mr. Vitacco says that the topic will be included on the Board's next Agenda.

Adjournment

Mr. King motions to adjourn. Mr. Callahan seconds. The vote is unanimous. The meeting adjourns at 6:30 p.m.

Respectfully submitted,



Maureen McCabe

Supporting Documents:

1. 21/25 Pauls Way Public Hearing Notice (1 page)
2. 21/25 Pauls Way Special Permit application (7 pages)
3. Memo to Jeffrey R. Picard, Chair from Sam Jensen, Assistant Town Engineer re: Application for Cluster Special Permit, Paul's Way, Parcel 013-154-, dated June 28, 2022 (1 page)
4. Memo to Jeffrey R. Picard, Planning Board Chair from David J. DeConto, Director of Natural Resources re: 21/25 Pauls Way- Special Permit, dated June 21, 2022 (1 page)
5. Email to Maureen McCabe from David Mason, Director of Public Health re: Request for Comment: 21/25 Pauls Way Map 13 Parcel 154, dated June 16, 2022 (1 page)
6. Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 21/25 Pauls Way Map 13 Parcel 154, dated June 16, 2022 (1 page)
7. Town of Sandwich Protective Zoning By-Law, November 2021 (94 pages)