

Town of Sandwich
THE OLDEST TOWN ON CAPE COD



Board of Appeals

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Minutes
July 9, 2019

TOWN CLERK
TOWN OF SANDWICH

JUL 17 2019

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6 p.m.
Upper Meeting Room
270 Quaker Meetinghouse Road

Present: Christopher Neeven, Chair; James Killion, Vice-Chair; Robert Jensen; and Gerald Nye

Absent: Erik Van Buskirk; Timothy O'Neill; and Chase Terrio

Also Present: Brendan Brides, Building Commissioner; Ralph Vitacco, Director of Planning & Economic Development; and Maureen McCabe, Sr. Administrative Assistant

Mr. Neeven opens the meeting with the Pledge of Allegiance and the reading of the Opening Statement.

Old Business

There is no old business to discuss.

New Business

#19-05: 92 Town Neck Road – Special Permit – Buckland

Mr. Neeven reads the Public Hearing Notice into the record. In addition, the following comment memos are read into the record:

- Email to Maureen McCabe from Sean Miller re: Request for Comment: 92 Town Neck Road Map 93 Parcel 19, dated June 18, 2019
- Email to Maureen McCabe from David Mason, Director of Public Health re: Request for Comment: 92 Town Neck Road Map 93 Parcel 19, dated June 18, 2019
- Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 92 Town Neck Road Map 93 Parcel 19, dated June 18, 2019
- Memo to Christopher Neeven, Chairman Board of Appeals from Joshua K. Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments on an Application for Special Permit #19-05 for 92 Town Neck Road, Sandwich, MA, dated June 21, 2019

Ms. Jean Bowden introduces herself to the Board. She explains that at the time the building permit application was filed the front stair landing was left off of the plans. After meeting with the Planning Department it was determined that front setback relief can be given. Currently the existing property is at 31.5. In order to provide more leeway for the landing the front has been



redesigned with the stairs moved to the side. In order to do this the setback of either side property was averaged out. The requested front yard setback is 28.25 in order to fit the stairs which is necessary to conform to the Building Code. There will be no nuisance or extra traffic. Mr. Brides states that the original plan shows 31.5 back to the lot line but the original plot plan did not show the porch. Ms. Bowden explains that the original site plan did not include a landing. Ms. Bowden tells the Board a new site plan was not redrawn but will be. Mr. Jensen comments that the plot plan, as submitted, is not correct.

There are no further questions from the Board. Mr. Neeven opens the matter up to the public. The following people spoke:

- Lisa Buckland
Ms. Buckland tells the Board she likes the plan better.
- Neighbor (name and address not provided)
The neighbor says that he wishes the applicant the best of luck.

Mr. Killion motions to close the Public Hearing and take the matter under advisement. Mr. Jensen seconds. The vote is unanimous.

Deliberations

#19-05: 92 Town Neck Road – Special Permit – Buckland

The Board reviews and discusses Special Permit #19-05. The Board votes to approve 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

- The Board and staff discuss their meeting schedule. Mr. Jensen and Mr. Killion advise that they are unavailable for the meeting on July 23, 2019.
- Mr. Neeven references the Cape Cod Commission Hearing Notice re: Local Comprehensive Plan Regulations.

Adjournment

Mr. Jensen motions to adjourn. Mr. Killion seconds. The vote is unanimous. The meeting adjourns at 6:22 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Email to Maureen McCabe from Sean Miller re: Request for Comment: 92 Town Neck Road Map 93 Parcel 19, dated June 18, 2019 (1 page)
2. Email to Maureen McCabe from David Mason, Director of Public Health re: Request for Comment: 92 Town Neck Road Map 93 Parcel 19, dated June 18, 2019 (1 page)
3. Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 92 Town Neck Road Map 93 Parcel 19, dated June 18, 2019 (1 page)
4. Memo to Christopher Neeven, Chairman Board of Appeals from Joshua K. Wrigley, Assistant Director, Department of Natural Resources re: Conservation Commission comments on an Application for Special Permit #19-05 for 92 Town Neck Road, Sandwich, MA, dated June 21, 2019 (10 pages)
5. Cape Cod Commission Hearing Notice re: Local Comprehensive Plan Regulations (1 page)