



Minutes
August 13, 2019

TOWN CLERK
TOWN OF SANDWICH

AUG 28 2019

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6 p.m.
Sand Hill School Community Center
16 Dewey Avenue

Present: Christopher Neeven, Chair; James Killion, Vice-Chair; Robert Jensen; Erik Van Buskirk; Timothy O'Neill; and Gerald Nye

Absent: Chase Terrio

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

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

Approval of Minutes

Mr. Jensen motions to accept the minutes of the meetings held June 25, 2019, and July 16, 2019, as written. Mr. Van Buskirk seconds. The vote is unanimous.

Old Business

There is no old business to discuss.

New Business

- #19-06: 58 Spring Hill Road, Map 68 Parcel 67 – Special Permit – Iadonisi

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

- Memo to Christopher Neeven, Chair, Zoning Board of Appeals from Robert E. King, Chair, Planning Board re: 58 Spring Hill Road – Special Permit Application – Iadonisi, dated August 7, 2019
- Memo to Christopher Neeven, Chair from Sam Jensen, Assistant Town Engineer re: Petition 19-06, Application for Special Permit, 58 Spring Hill Road, Parcel 67 on Assessors Map 68, dated July 30, 2019
- Memo to Christopher Neeven, Chairman Board of Appeals from Joshua Wrigley, Assistant, Director, Department of Natural Resources re: Conservation



Commission comments for Special Permit #19-06 for the addresses located at 58 Spring Hill Road, dated July 24, 2019

- Email to Maureen McCabe from David Mason, Director of Public Health re: Request for Comment: 58 Spring Hill Road, Map 68 Parcel 67, dated July 18, 2019
- Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: 58 Spring Hill Road, Map 68 Parcel 67, dated July 17, 2019
- Email to Maureen McCabe from Sean Miller, Fire Prevention Officer re: Request for Comment: 58 Spring Hill Road, Map 68 Parcel 67, dated July 17, 2019

Ben Losordo, Esq. introduces himself to the Board. He says the lot is 146,000 square feet with 229 feet of frontage. Attorney Losordo states that this application meets the requirements of Section 2540. The long driveway will be erosion controlled and may require drainage. Mr. Iadonisi will do whatever is necessary to control the erosion issues. These details will be coordinated with the Building Commissioner and the DPW. Mr. Neeven says that he has observed that construction of the first house on the lot has already begun. Mr. Brides acknowledges that construction has commenced. Attorney Losordo isn't aware of this but states that construction of the first house can begin without the issuance of the Special Permit. One of the houses is a 3-bedroom and the other is a 1-bedroom. The 1-bedroom house will be the second principal dwelling on the lot. Attorney Losordo goes on to say that there will be minimum disturbance to the abutters. Attorney Losordo tells Mr. Killion that the length of the driveway is 600 feet.

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

Don Allen, Abutter (no address provided)

Mr. Allen asks to see the plans. After reviewing the plans Mr. Allen says he has no comments.

Mr. Brides comments on the topography and tells the Board he feels the biggest problem is the water running down the driveway to the front of the lot. Having previously worked with Mr. Iadonisi, Mr. Brides says he is very familiar with his work and that Mr. Iadonisi always fulfills his obligations.

There are no further comments from the Board or staff. Mr. Jensen motions to close the Public Hearing. Mr. Van Buskirk seconds. The vote is unanimous.

Board Discussion

- 0 Pocasset Road and 0 Shawme Road, Map 37 Parcels 1&2 – The Adventure Park at Heritage Museums and Gardens, LLC – Special Permit – Decision Correction – Scrivener's Error

Mr. Vitacco explains that upon review of the Decision it was noticed that two scrivener's errors were made. In the "Procedural History" section it was mistakenly stated that the Public Hearing was closed on May 25 when in fact the Public Hearing was closed on June 25. Under "Findings" three free passes was stated when it should be two free passes.

Mr. Killion motions to accept the changes, as written. Mr. Jensen seconds. The vote is unanimous.

- DiPersio Correspondence

Mr. Neeven acknowledges that Board members are in receipt of communications from Mr. DiPersio. These letters were included in the Board's meeting packet. There is no discussion as it relates to this matter.

- Open Meeting Law Complaint – Attorney General's Acknowledgement to Mr. DiPersio

Mr. Neeven acknowledges the AG's response to Mr. DiPersio. This letter was included with the Board's meeting packet. There is no discussion as it relates to this matter.

Deliberations

- #19-06: 58 Spring Hill Road, Map 68 Parcel 67 – Special Permit – Iadonisi

The Board reviews and discusses Special Permit #19-06. The Board votes to approve the Special Permit with conditions. The Decision, Findings and Conditions are on file in the Planning & Development office.

Other Matters Not Reasonably Anticipated

There are no other matters to discuss.

Adjournment

Mr. Jensen motions to adjourn. Mr. O'Neill seconds. The vote is unanimous. The meeting adjourns at 6:21 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Draft minutes dated June 25, 2019 (7 pages)
2. Draft minutes dated July 16, 2019 (2 pages)
3. 58 Spring Hill Road – Special Permit Application (16 pages)
4. DiPersio communications dated July 18, 2019 and July 21, 2019 (11 pages)
5. Attorney General's letter to Mr. DiPersio dated July 29, 2019 (1 page)