



MINUTES
August 23, 2022

TOWN CLERK
TOWN OF SANDWICH
SEP 21 2022
1 H 20 M P Mfg
RECEIVED & RECORDED

6:15 p.m.
Sand Hill School Community Center, 16 Dewey Avenue

Present: James Killion, Chair; Chase Terrio; and Robert Jensen
Absent: Christopher Neeven, Vice-Chair; Erik Van Buskirk; and Mary Foley
Also Present: Ralph Vitacco, Director of Planning & Economic Development; Leanne Drake, Town Planner; and Maureen McCabe, Sr. Administrative Assistant
Absent: Brendan Brides, Building Commissioner

Mr. Killion opens the meeting with the Pledge of Allegiance and an abbreviated Opening Statement.

Approval of Minutes

- Mr. Terrio motions to approve the minutes of the meeting held August 9, 2022, as written. Mr. Jensen seconds. The vote is unanimous.

Old Business

- There is no Old Business to discuss.

New Business

- #22-16: 266 Phillips Road – Special Permit – Rockwal

Mr. Killion reads the Public Hearing Notice into the record. Mr. Terrio motions to open the Public Hearing for application #22-16. Mr. Jensen seconds. The vote is unanimous.

Mr. Killion reads the following correspondence into the record:

- Email to Ralph Vitacco from Brian Wall, Esq. re: Sandwich ZBA Meeting for 266 Phillips Rd, dated August 22, 2022.

Mr. Jensen motions to continue the Public Hearing to September 13, 2022, at 6 p.m. Mr. Terrio seconds. The vote is unanimous.

Board Discussion

- There are no items to discuss.



Other Matters Not Reasonably Anticipated

- Mr. Vitacco provides the Board with an update on Village Green. The applicant has submitted a Project Eligibility Letter to MassHousing. Their back taxes have been paid. The Town submitted a letter to Mass Housing outlining concerns, e.g. design, traffic and wastewater. MassHousing will send the applicant an approval letter that is good for two years. The applicant's attorney has indicated that they are working out the details and will probably not move on the application for a couple of months. The abutters are interested in the project and would like to put together an abutters group. There will be a meeting with the abutters in September if any Board member would like to participate. A brief discussion follows.
- Mr. Jensen says that he will be unavailable from early October through Christmas.

Adjournment

Mr. Jensen motions to adjourn. Mr. Terrio seconds. The vote is unanimous. The meeting adjourns at 6:20 p.m.

Respectfully Submitted,



Maureen McCabe

Supporting Documents:

1. Draft Minutes dated August 9, 2022 (3 pages)
2. 266 Phillips Road Public Hearing Notice (1 page)
3. Email to Ralph Vitacco from Brian Wall, Esq. re: Sandwich ZBA Meeting for 266 Phillips Rd, dated August 22, 2022 (1 page)
4. Village Green, Application for Project Eligibility Presented to MassHousing (218 pages)
5. Letter to Michael J. Busby, Relationship Manager, MassHousing from Shane Hctor, Chairman, Sandwich Board of Selectmen re: NSG Village Green-1, LLC Project Eligibility Letter, dated June 29, 2022 (4 pages)