

Town of Sandwich  
THE OLDEST TOWN ON CAPE COD



Board of Appeals

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MINUTES  
December 8, 2020

TOWN CLERK  
TOWN OF SANDWICH

DEC 23 2020

11 H 45 M A M  
RECEIVED & RECORDED

6:00 p.m.

Sand Hill School Community Center, 16 Dewey Avenue, Sandwich, MA & via Remote Participation Software

**Present via ZOOM:** Erik Van Buskirk, Chair; Christopher Neeven; Robert Jensen; Gerald Nye; and Jack Casali

**Absent:** James Killion, Vice-Chair; and Chase Terrio

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

Mr. Van Buskirk opens the meeting by reading the March 12, 2020 Executive Order from Governor Baker suspending certain provisions of the Open Meeting Law. There will be no in-person attendance for this Board of Appeals meeting, however, the meeting will be live-streamed and comments from the public will be taken through technologic means. Mr. Van Buskirk reads the Board of Appeals' opening statement. The Pledge of Allegiance is recited.

**Approval of Minutes**

Mr. Jensen motions to accept the Minutes of October 13, 2020, as written. Mr. Neeven seconds. Unanimously approved by roll call vote.

**Old Business**

There is no old business to discuss.

**New Business**

**#20-07: 34 Quaker Meetinghouse Road – Special Permit – Town of Sandwich**

- Mr. Van Buskirk asks Mr. Vitacco to read the Public Hearing Notice into the record. Mr. Jensen motions to open Public Hearing #20-07. Mr. Neeven seconds. Unanimously approved by roll call vote. Mr. Van Buskirk reads the following comment memos into the record:
  - Memo to the Zoning Board of Appeals from George H. Dunham, Town Manager re: Special Permit Application for Height of Center for Active Living, dated November 25, 2020



- Request for Comment: Aubuchon Acres – Modification of Definitive Plan – Aubuchon Realty Co., Inc.

The Board reviews and discusses this request from the Planning Board. They decide not to provide a comment to the Planning Board regarding this application.

### **Deliberations**

#### **#20-07: 34 Quaker Meetinghouse Road – Special Permit – Town of Sandwich**

- The Board reviews and discusses Special Permit #20-07. Board members unanimously approve, by roll call vote, the Special Permit with conditions. The Decision, findings and conditions are on file in the Planning & Development office.

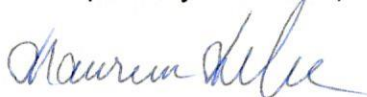
### **Other Matters Not Reasonably Anticipated**

- Mr. Jensen points out that there is a typo in Section 2600 “g” of the Protective Zoning By-Law: the sentence is duplicated.
- Mr. Vitacco reminds Board members that there is a meeting scheduled for Tuesday, December 22, 2020 via ZOOM.

### **Adjournment**

Mr. Neeven motions to adjourn. Mr. Jensen seconds. Unanimously approved by roll call vote. The meeting adjourns at 6:34 p.m.

Respectfully Submitted,



Maureen McCabe

### **Supporting Documents:**

1. Draft minutes dated October 13, 2020 (6 pages)
2. Public Hearing Notice for 34 Quaker Meetinghouse Road (1 page)
3. 34 Quaker Meetinghouse Road Special Permit application (1 page)
4. Memo to the Zoning Board of Appeals from George H. Dunham, Town Manager re: Special Permit Application for Height of Center for Active Living, dated November 25, 2020 (2 pages)
5. Email to Maureen McCabe from Sam Jensen, Assistant Town Engineer re: Request for Comment: #20-07 34 Quaker Meetinghouse Road – Special Permit, dated December 2, 2020 (1 page)
6. Memo to Erik Van Buskirk, Chairman Board of Appeals from David J. DeConto, Director, Department of Natural Resources re: Conservation Commission comments on an Application for a Special Permit #20-07 for 34 Quaker Meetinghouse Road, Sandwich, MA, dated November 24, 2020 (1 page)
7. Email to Maureen McCabe from Brendan Brides, Building Commissioner re: Request for Comment: #20-07 34 Quaker Meetinghouse Road – Special Permit, dated November 23, 2020 (1 page)