

Jeff Ribeiro

From: Vitacco, Ralph <rvitacco@sandwichmass.org>
Sent: Monday, March 8, 2021 11:09 AM
To: Jeff Ribeiro
Cc: [REDACTED]
Subject: Victory Drive Solar

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Jeff:

Woody has asked me to provide a brief history of HAC's attempts to develop the parcels off of Victory Drive. Victory Drive's primary point of access is via a .4 mile stretch over Jan Sebastian Drive. Jan Sebastian Drive is located within the FLEX District and consists primarily of steel construction buildings housing light industry.

The Town of Sandwich defines the FLEX District as: To provide for uses that will be appropriate in scale and compatible with the Town's character while meeting the needs of the local and regional economy. Flexible use of land and space for light manufacturing and industrial, research and development, office and business, entertainment or athletic and regional commercial and retail space shall be permitted while enhancing landscaping and avoiding creation of hazards or congestion.

It is important to note, the overhead electrical transmission lines bisect one of HAC's lots. Also, the Town of Sandwich is reviewing the adjacent properties for a Waste Water Treatment facility and discharge fields.

In 2002 HAC filed for a Comprehensive Permit for 60 single person occupancy units and 3 staff residences. The Town of Sandwich Zoning Board of Appeals (ZBA) approved the Permit under the condition that HAC would build 10 units at a time.

HAC appealed the decision and a new proposal was submitted.

In 2005, the ZBA approved the new Permit allowing: 10 Single Person Occupancies, 20 1 Bedroom units, 35 2 bedroom units, and 5 free standing single family homes.

In 2009, the ZBA approved a minor modification to the Permit in order to reorient and reorganize the placement of the apartment buildings.

In 2014, the ZBA approved a minor modification to the permit to build a second residence without improving access or egress to the property.

In the 2014 request for a minor modification, HAC states the following, "As the ZBA is aware, funding sources in Massachusetts have been limited and difficult to secure over the past eight years and neither HAC nor the potential funders are ready to move forward with large scale construction, including the substantial required infrastructure."

In 2018, HAC made a request the Sandwich Planning Board to rezone their residential lot to FLEX. At the time they stated they have exhausted all attempts to develop the property for housing, and solar would provide them with the opportunity to acquire resources which would support their housing mission.

Large Scale Solar projects are by-right in the FLEX zone.

The Planning Board rejected HAC's request because: 1. They were hopeful HAC could develop the property for housing, 2. If the property was not developed for housing, solar still existed as an option but through the Special Permit process. I hope the other commissioners will find this helpful.

Any questions, please call.

Ralph

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