

FRANK AND PATTY COGLIANO

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07/27/2024

Ralph Vitacco
Town Planner
Zoning Board of Appeals
100 Route 6A
Sandwich, Ma 02563

Ralph-

I would like to address some key points related to the Village Green Site Development Plan to be discussed at the August 26 -ZBA meeting-

- I did not see a fixed delineation regarding set back to the property owners on Jeanne's Way the plan goes from 160' feet to 180' up to 200'
- CEA building wastewater and the 54 parking spaces- this looks to be about 200' from Jeanne's Way properties – this is a lot of hardscape with potential for water run off as 18 Jeanne's way lot is below this buildings concrete pad with potential of flooding.
- The battery storage is about 180' from Jeanne's way property lines how much noise will be generated from cooling fans-also the proposed plantings for the VSG- stop at the storage building? and as stated earlier run off from water will impact 18 Jeanne's Way-
- Would SFD need special equipment to extinguish fire if there was a fire with batteries?
- The leach field- same concerns stated above Water seeping to low point at 18 Jeanne's Way to related to proposed leach field looks to be about 160'
- The waiver to building height 35' SFD should weigh in - would the town need additional firefighting equipment (Ladder Truck)
- USCG air traffic control related to low approach to runway about two miles away.
- The proposed fence height I did not see in plan- also regarding paths years ago this was access for SFD to get to cottages on the pond

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BOARD OF APPEALS

- There has already been significant clearing on the site (large stump pile) I would suggest to applicant to have a cable across entrance from 130 as the site has become a dumping are for landscapers and people dumping appliances.
- I have recorded a sighting with Mass wildlife natural heritage for a Box turtle found on our property.

Sincerely

Frank and Patty Cogliano