

To: Jordan Velozo

From: Ralph Vitacco, Sandwich Director of Planning & Economic Development

Date: 09/27/2024

RE: Sandwich Community Health Center DRI

Please accept this e-mail as the Sandwich Office of Planning & Economic Development's comments on the proposed construction and development of the Sandwich Community Health Center at 85 Route 6A, Sandwich Massachusetts.

85 Route 6A, Sandwich lies within the Town of Sandwich BL-1 zoning district, as such anyone seeking to develop medical offices within the district may do so by-right. The addition of residential apartments to the project will require a Special Permit issued by the Sandwich Zoning Board of Appeals.

On July 26, 2024, the Planning Office received an application from Community Health Center of Cape Cod to construct a two story federally qualified community health center of approximately 20,000 sq/ft with two apartments.

Town staff met with the applicants for a preliminary site plan review. We informed the applicant the proposed medical offices are considered a by-right use. The addition of the apartments would require a special permit pursuant to Sandwich Protective Zoning By-law section 2540 (c) Affordable Housing. Further review of the site plan yielded the potential need for a setback variance.

The project appears to align with the Community Systems goals identified in the Sandwich 2024 LCP. It meets the cultural heritage goal by putting forward a design that is respectful of the historic significance of Route 6A, Old Kings Highway. It contributes to the economy goal with the creation of up to 40 new well-paying jobs. The health care sector represents 32% of Sandwich employment. The inclusion of two workforce rental units contributes to the housing goals.

The project also meets the Built Systems energy goal through the construction of a LEED silver standard structure that includes roof mounted solar panels and EV parking spaces.