



**PLANNING BOARD**

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**MINUTES**  
**September 1, 2009**

**7:15 P.M.**  
**Meeting Room**  
**Town Office Building, 16 Jan Sebastian Drive**

**Present:** Daniel Marsters, Chair; Amy Lipkind, Vice-Chair; Sarah Regan; Ralph Vitacco & Richard Claytor.

**Absent:** Joseph Vaudo.

**“Rock Hill Estates” Plan Endorsement**

Mr. Claytor recused himself. The Board reviewed a copy of the Declaration of Protective Restrictive Covenants and Easements, Stormwater system maintenance & management plan and Form E Covenant as well as Town Counsel’s comments. Mr. Jon Fitch gave a brief history of the property and stated the plans were ready for endorsement.

Ms. Lipkind moved the Board endorse the Definitive and Cluster Special Permit plans for “Rock Hill Estates” entitled “Definitive Plan of Land of Rockhill Estates, Sandwich, Massachusetts” drawn by Existing Grade Incorporated, Edwin Gless, P.L.S. and dated 9/21/04 with a revision date of 3/15/06. Mr. Vitacco seconded. The vote was unanimous. Ms. Lipkind also moved the Board endorse the plans for “Rock Hill Estates” entitled “Definitive Plan of Land, of Land Court Parcels, Rockhill Estates, Sandwich, Massachusetts” drawn by Existing Grade Incorporated, Edwin Gless, P.L.S. and dated 9/1/09. Mr. Vitacco seconded. The vote was unanimous.

**Board Discussion**

Ms. Lipkind gave an update on the proposed commercial wind turbine bylaw and stated there were still a few changes to be done.

Mr. Smith again discussed the amendment to the Local Comprehensive Plan that needs to be advertised for a Public Hearing in the near future. The Cape Cod Commission local comprehensive plan regulations require a reference to the “consistency with contiguous municipalities”. The one and a half page narrative was left out of the Town’s local comprehensive plan by oversight and in order to receive final certification it must be included. Mr. Claytor moved the Board put the proposed amendment to the Local Comprehensive Plan on an agenda for an upcoming Public Hearing on the next available Planning Board meeting date. Mrs. Regan seconded. The vote was unanimous.

The Board discussed the amendments that would need to be made to the Land Use Vision Map in order to make it compliant with the Cape Cod Commission.

The Board decided that they would vote at the next meeting regarding the proposed Sandwich Protective Zoning Bylaw amendments and the proposed Local Comprehensive Plan amendments.

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**Deliberations**

The Board reviewed & discussed 23 Falmouth-Sandwich Road, Special Permit Amendment Application, Watts Farm, LLC, property owner. The Board voted to grant the Special Permit Amendment application with conditions. The decision, findings & conditions are on file in the Planning Board public records at the Planning and Development Office.

Ms. Lipkind moved the Board adjourn. Mr. Claytor seconded. The vote was unanimous.

The meeting adjourned at 8:21 P.M.

Respectfully submitted,

Joyce Bartlett