



PLANNING BOARD

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MINUTES
January 5, 2010

7:00 P.M.

Meeting Room

Town Office Building, 16 Jan Sebastian Drive

Present: Daniel Marsters, Chair; Amy Lipkind, Vice-Chair; Richard Claytor; Joseph Vaudo & Sarah Regan

Absent: Ralph Vitacco

New Plan Submission

The Board reviewed a plan for property located at Lots 2 & 3 on Route 130m Map 11, Parcel 242, for Pimlico Pines Realty LLC and Forestdale Village LLC, applicants and property owners. Ms. Lipkind reviewed file contents that included a Form A, submission fee, Engineering Department memorandum and the plans. Mr. Claytor moved the Board endorse the plan submitted under Chapter 41, Section 81-P, M.G.L., Approval Under the Subdivision Control Law Not Required, for Pimlico Pines Realty LLC and Forestdale Village LLC, applicants and property owners. The plan was drawn by Sweetser Engineering and dated December 31, 2009. Ms. Regan seconded. The vote was unanimous.

Approval or Preliminary Plan Form B

Kristen's Way

Ronald and Linda Larkin

Donald Bracken from Bracken Engineering and Consultant Bill Burbank were present representing the applicants. The Preliminary Plan is for the creation of a three lot subdivision on Popple Bottom Road to be named Kristen's Way which will be a private road. Mr. Burbank requested a waiver for the driveway to be 16' wide instead of the required 18'. Mr. Marsters read a memorandum from the Engineering Department and the Sandwich Water District. He noted that the Conservation Department and the Fire Department have no comments at this time. Mr. Burbank read a memo from the property owners stating that the name of the road would be Kristin Way. Director Greg Smith will have a Preliminary Plan decision by January 23, 2010.

Mr. Brian Kucher, 101 Great Hills Road, spoke in favor of the project.

Mr. Marsters, Ms. Lipkind, Mr. Claytor, and Ms. Regan are in favor of the granting a waiver for a 16' driveway. Mr. Vaudo is opposed. The decision will reflect that the majority of the Board approve the 16' driveway. Mr. Claytor moved to accept the Preliminary Plan and have the Planning Director draft a decision for the Chairman's execution with all members receiving a copy of the draft via e-mail. Ms. Lipkind seconded. The vote was unanimous.

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Mr. Claytor moved to close the public hearing. Ms. Lipkind seconded. The vote was unanimous.

Lot Release Request

5 Captain Morgan Road

Mr. Marsters read a request regarding property located at 5 Captain Morgan Road, East Sandwich. Mr. Marsters read a memorandum from the Engineering Department recommending that the lot not be released until the road width of 14' was increased to 18' in accordance with Town by-law. Mr. Claytor moved that the Lot Release request be continued until the next scheduled board meeting pending further review. Mr. Marsters seconded. The vote was unanimous.

Board Discussion

Informal Discussion on Division of Property

Mr. Jonathan Fitch, representing the owner of property located off Ploughed Neck Road, requested that the Board accept a previous plan as the demonstration plan. Mr. Smith and Mr. Fitch will meet to discuss the property division after which the Board will reconvene to discuss the demonstration plan.

Appointment of Planning Board Member

Ms. Lipkind moved to recommend that the Board of Selectmen appoint Nanette Perkins to the Planning Board. Mr. Marsters seconded. The vote was unanimous.

Mr. Marsters moved the Board adjourn. Ms. Regan seconded. The vote was unanimous.

The meeting adjourned at 8:34 P.M.

Respectfully submitted,

Marilyn K. Bassett