



PLANNING BOARD

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MINUTES
January 18, 2011

7:02pm

Meeting Room
Town Office Building
16 Jan Sebastian Drive

Present: Daniel Marsters, Chair, Amy Lipkind, Vice Chair, Rich Claytor, Sarah Regan, and Nanette Perkins

Absent: Joe Vaudo

7:03pm

Preliminary Plan
Off Barnard Road
Przemysl-Lvov Realty Trust

Mr. Marsters read the following comment letter into the record:

Samuel Jensen, P.E., Assistant Town Engineer, dated January 18, 2011

Atty. Jonathan Fitch and Tim Bennett, Project Engineer, represented the applicant. Mr. Fitch asked the Board for approval of the preliminary plan so that the applicant could use it when speaking with the neighbors; hopefully, he will be back in six months with a definitive plan.

Mr. Claytor asked if it would possible to designate Parcels C, D, E, and F as permanent Open Space to preserve them as conservation land. Mr. Fitch replied that Parcel D already accommodates a neighbor's encroachment with a septic system. He also stated that making those designations could be part of the conditions of approval. Mr. Claytor also asked Mr. Bennett if he is all right with the maximum frontage shown for Lot 1. Mr. Bennett answered that the frontage can be adjusted when the definitive plan is brought in. When Mr. Claytor brought up that the percentage of Open Space that is upland is not shown on the plan, Mr. Fitch said that the Special Permit process will require that information. Mr. Marsters noted that a good percentage of the land is being set aside for Open Space. Atty. Fitch noted that the Conservation Trust already has trails on Parcel B.

Mr. Claytor remains unconvinced that this is a better plan than the demonstration plan. He has concerns that this preliminary plan does not meet the spirit of cluster development.

Ms. Perkins motioned that the Board accept the Preliminary Plan of Moakley-Kelly Estates (Przemysl-Lvov Trust). Ms. Regan seconded. The vote was 4-1-0 with Mr. Claytor opposed.



Board Discussion

Canvasback

Atty. Adam Avratin, representing the Canvasback Homeowners Association, requested the Board via e-mail for a continuance since he had not heard anything from the DEP. The Board members instructed the office staff to contact Mr. Avratin to inform him that the Board wants the Homeowners Association to come before the Board on April 19, 2011 with a plan showing prior and future proposed cutting and clearing of vegetation in the Open Space in the Canvasback subdivision. Mr. Marsters recapped that the Board would entertain input from all sides when the Homeowners Association submits an application to the Board with an appropriate plan. The Board will also ask the Conservation Commission to come to the meeting with any comments.

Request for Comment from Board of Appeals

7 & 9 Old Snake Pond Road

The Board instructed the office staff to send a comment letter to the Board of Appeals asking that the Board confirm that a variance is the proper procedure to follow in these cases since no structure currently exists on either property.

Ms. Perkins motioned to adjourn. Ms. Regan seconded. The vote was unanimous. The meeting adjourned at 8:49pm.

Respectfully submitted,
Marilyn K. Bassett



