

# Town Of Sandwich

THE OLDEST TOWN ON CAPE COD

TOWN CLERK  
TOWN OF SANDWICH



## PLANNING BOARD

16 Jan Sebastian Drive, Sandwich, MA 02563  
Phone: 508 833 8001  
Fax: 508 833 8006  
E-mail: [planning@townofsandwich.net](mailto:planning@townofsandwich.net)

JUL 21 2011

MINUTES  
June 7, 2011

S H 35 M A M  
RECEIVED & RECORDED

FINAL COPY

7:00pm

Meeting Room  
Town Office Building,  
16 Jan Sebastian Drive

**Present:** Sarah Regan, Chair, Henry Rakov, Amy Lipkind, Nanette Perkins, and Joseph Vaudo

**Absent:** Dan Marsters, Vice Chair

### ANR

#### 24 Teaberry Lane

#### William Cotter

Mr. Cotter requested the Board to extend the time to act to June 24, 2011. This would give him time to address the concerns of the Engineering Department. The Board voted unanimously to grant the extension.

### Lookout Ridge

#### Alex Nussbaumer

#### Form I and Lot Release

Ms. Regan read a letter into the record dated June 7, 2011 from Mr. Nussbaumer requesting a one year extension of the Definitive Subdivision Plan of Lookout Ridge until June 20, 2012. Ms. Lipkind motioned that the Board grant Mr. Nussbaumer a one year extension to June 20, 2012. Mr. Vaudo seconded. The vote was unanimous.

Ms. Regan then read a letter into the record dated June 7, 2011 from Mr. Nussbaumer requesting a release of all lots within the subdivision. He has submitted a check payable to the Town of Sandwich in the amount of \$25,734.00 per the Form I dated May 19, 2011. Ms. Lipkind motioned to release all lots in the Lookout Ridge Subdivision. Mr. Vaudo seconded. The vote was unanimous.

### Demonstration Plan

#### Manor Drive

#### Rick Hall and Joan Black

Ms. Regan read the following letters into the record:

Atty. Jonathan Fitch dated May 5, 2011

Engineering Department, Sam Jensen, Asst. Town Engineer, dated June 6, 2011

Attorney Jonathan Fitch introduced Mr. Hall to the Board and said that he had requested an informal meeting to begin the process of subdividing 11 acres off Manor Drive. Mr. Hall told the Board that his father had built the Earl of Sandwich and Manor Drive. He is looking for the



best approach to develop the land off Manor Drive. Mr. Hall stated that given the economy he is not in a big hurry to move forward.

Mr. Fitch went through the Engineering comments. There are no wetlands and there will be Open Space provided on the southwest of the proposed building lots. There was a discussion regarding the 500' restricted access rule as applied to this proposed cluster development. According to the Engineering comments, it appears that the demonstrated yield of seven lots is dependent upon access through to Crestview Drive via a short section of private road. This access is necessary so that the proposed layout does not exceed the 500' rule.

Ms. Regan asked if there was any public comment. Carol Conathan, 18 Manor Drive, expressed concern with the increased traffic on Manor Drive.

Mr. Claytor asked if the low lying areas were dry. Mr. Fitch said yes. Ms. Regan asked how the drainage would be handled. Mr. Fitch responded that he could not answer that question at the present time.

Mr. Vaudo questioned if the plan could be reduced to five lots. Mr. Claytor said that the new plan should address the right of way lines being parallel, the drainage issues, and the lot geometry. The first step should be to establish yield.

The Board and Asst. Town Engineer Sam Jensen also discussed that perhaps there could be some type of emergency access from Crestview Drive. Ms. Regan stated that as presently proposed, the connection from Crestview Drive is very tenuous.

Mr. Fitch thanked the Board for their ideas and suggestions and said that he and his client would caucus and come before the Board again at a later date.

### **Board Discussion**

#### **Zoning By-Laws**

Mr. Greg Smith, Director of Planning and Development, reviewed some of the proposed changes to the zoning by-laws with the Board. They agreed that these proposed zoning changes will be the focus of the meeting on June 21, 2011.

Ms. Lipkind moved the Board adjourn. Mr. Vaudo seconded. The vote was unanimous. The meeting adjourned at 7:55pm.

Respectfully submitted,  
Marilyn K. Bassett